

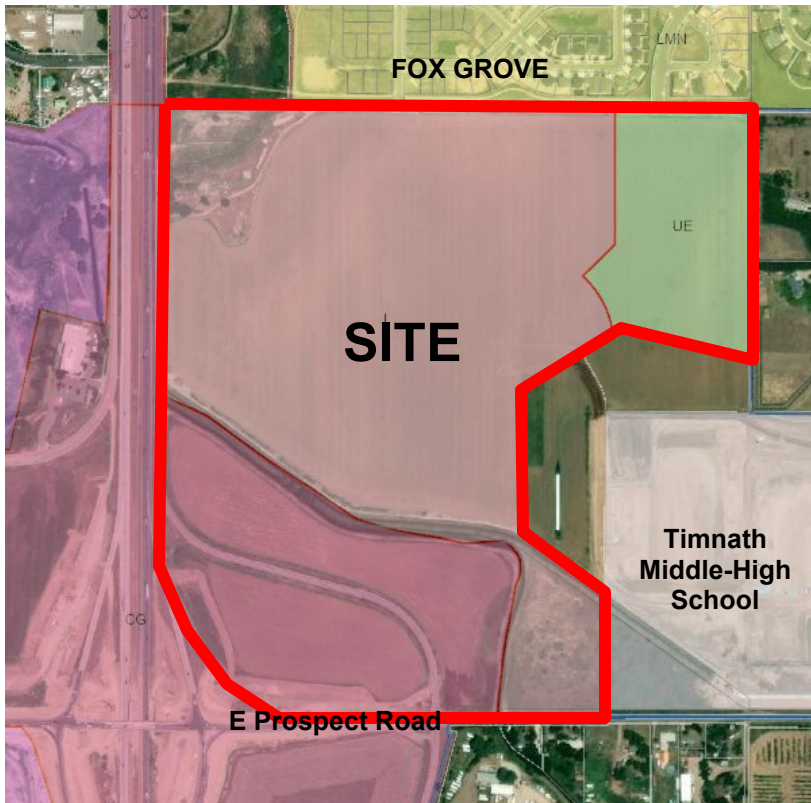
Administrative Hearing – May 4, 2023

Rudolph Farms Infrastructure Project, FDP220010

Summary of Request

This is a request to establish minor public facilities as part of an infrastructure project at the NE corner of Prosect and I-25, parcel numbers 8715300008, 8715300012, 8715000009, 8715300013, 8715300010, and 8715300009 addressed as 1100 SE Frontage Road. The proposal includes an infrastructure plan with a road network, landscaping, preliminary drainage, and utilities. This project is located within the Industrial (I), General Commercial (CG) and Urban Estate (UE) Zone districts and is subject to a Type 1 Development Review.

Zoning Map



Next Steps

If approved, the applicant will be required to submit plans that satisfy the recommended condition prior to recordation of Final Plan documents.

Site Location

This site is located at the NE corner of Prosect and I-25, parcel numbers 8715300008, 8715300012, 8715000009, 8715300013, 8715300010, and 8715300009 addressed as 1100 SE Frontage Road.

Zoning

Industrial (I), General Commercial (CG), and Urban Estate (UE)

Property Owner

PNE Prosect Road Holdings LLC
900 Castleton Road Ste 118
Castle Rock, CO 80109

Applicant/Representative

Bill Mahar
Norris Design
244 N College Avenue #150
Fort Collins, CO 80524

Staff

Kai Kleer, Senior City Planner

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Staff Recommendation

Conditional Approval

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a proposal to construct streets, bridges, utilities, natural habitat buffer zones, landscaping, regional trail connection, local trail spur, and drainage facilities within a 115-acre area located at the northeast corner of I-25 and East Prospect Road.
- The project also proposes creating a 13-lot subdivision with no associated land uses proposed.
- If constructed, this project would provide minor public facilities to support the construction of the public roadway network and additional support infrastructure that would support future development within the boundary of the development plan. So far, conceptual site plans for a car wash, industrial spec building, and self-storage facility have been presented to the City of Fort Collins for preliminary review.
- The project is the first phase of the 2023 Prospect/I-25 Overall Development Plan.

B. SITE CHARACTERISTICS

1. Development Status/Background

The property has historically been used for dry-land farming and remains undeveloped. The subject property was annexed into the City of Fort Collins as part of the Galatia Annex in 1991. The original annexation and zoning of the property was part of Annexation Ordinance 131, 1990 and was approved by City Council on January 15, 1991.

In 1996 an Overall Development Plan (ODP) was approved and later amended in 2021 and 2023. The ODP is intended to provide a general framework of streets, paths, drainage facilities, and natural habitat features for developments that are anticipated to build out over multiple phases. A copy of the 2023 Overall Development Plan can be found attached to this report.

The site is part of the approved Rudolph Farm Metro District. More information can be found by visiting, <https://www.fcgov.com/business/metro-districts>.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed Use Neighborhood (LMN)	Larimer County	Kitchell Estates, County R-2 zoning	General Commercial
Land Use	Fox Grove single-family detached residential subdivision.	Outdoor Storage	Large lot single-family detached dwellings	Interstate 25

2. Public Outreach

A. PUBLIC COMMENT

City staff has received a comment expressing the desire for the Vixen and Carriage Parkway to connect into E Prospect Road.

3. Article 2 – Applicable Standards

A. DIVISION 2.2 – PROCEDURAL OVERVIEW

1. Neighborhood Meeting – Not Applicable

Because this project is subject to a Type 1 (Administrative Hearing) a neighborhood meeting is not required and was not held for this project.

2. First Submittal – FDP220010

The first submittal of this project was completed on May 27, 2022.

3. Notice (Posted, Written and Published)

Posted Notice: June 3, 2022, Sign # 597

Published Hearing Notice: April 27, 2023 – AD# 0005679529

4. Land Use Code Article 3

A. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications.	<p>An applicant shall be required to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed and/or platted. In cases where any part of an existing road is abutting or within the tract being developed and/or subdivided, the applicant shall dedicate such additional rights-of-way as may be necessary to increase such roadway to the minimum width required under this Land Use Code for such street.</p> <p>This project proposes a comprehensive network of streets, drainageways, and access and utility easements that will serve future and abutting development within the area. The extension of Carriage Parkway and Vixen Drive will be part of the public street system while all other infrastructure will be owned and maintained by the associated metro district. Areas of the site abutting East Prospect Road provide additional right-of-way to comply with current road design standards.</p>	Complies
3.3.5 – Engineering Design Standards	<p>The project must comply with all design standards, requirements, and specifications for the following services as certified by the following agencies:</p> <p>Water Supply: Eastern Larimer County Water District (ELCO)</p> <p>Eastern Larimer County Water District has reviewed the proposed plan and indicates that the proposed water services lines will need to cross the City of Greely’s 60” water line, Lake Canal, and Timnath Reservoir Inlet Canal.</p> <p>The crossings will require permits and agreements that will be the responsibility of the developer. Letters of intent have been received by all respective parties which preliminarily agree with the proposed crossings and will require final engineering prior to recordation of Final Plan. ELCO has provided a letter of support that can be found attached to this report.</p> <p>Sanitary Sewer: Boxelder Sanitation District</p> <p>Similarly to Eastern Larimer County Water District, the Boxelder Sanitation District has reviewed the proposed plan and indicates that the proposed sewers will need to cross the City of Greely’s 60” water line, Lake Canal, and Timnath Reservoir Inlet Canal. The crossings will require permits and agreements that will be the responsibility of the developer. Letters of intent have been received by all respective parties which preliminarily agree with the proposed crossings and will require final engineering prior to recordation of Final Plan. Boxelder Sanitation District has provided a letter of support that can be found attached to this report.</p>	Condition Recommended

Mass Transit – City of Fort Collins Transportation Planning (FC Moves)

The project proposes the construction of Carriage Parkway which is identified as a 2-lane collector street on the City’s Master Street Plan. Carriage Parkway will eventually become a future transit route according to the 2019 Fort Collins Transit Master Plan. FC Moves has reviewed the project and anticipates the construction of bus stations when future development happens.

Fire Protection: Poudre Fire Authority

All proposed street travel lanes and fire hydrants are within the specifications of Poudre Fire Authority.

Flood Hazard Areas: City of Fort Collins Floodplain Division

All floodplains and floodways have been depicted on the plans in accordance with Floodplain standards.

Walks/Bikeways: City of Fort Collins Parks Department

The project proposes a private walkway system that fulfills the recommendations in the North Front Range Metropolitan Planning Organization’s Regional Active Transportation Corridor. These improvements include a multi-modal path on the west side of the site, a reserved area for future I-25 underpass, and connection into the Fox Grove trail system on the northwest side of the site. Secondary local pathways provide direct connection from the regional trail spur to the Poudre School District Timnath Middle/High School site.

Irrigation Companies: Lake Canal, Timnath Reservoir Inlet Canal aka New Cache Reservoir Company.

Both irrigation companies have reviewed and provided a letter of intent that generally agrees with the proposed improvements to the site. Prior to recording the final plan these agreements will need to be fully executed. Each respective party will be a signatory on the plat and utility plan.

Electricity: City of Fort Collins Light & Power

City of Fort Collins Light and Power has reviewed the streetlight and underground infrastructure proposed to serve future development within the area and agrees with the technical design proposed. Light and Power will require crossing agreements prior to the recordation of Final Plan. A letter of intent from each respective party can be found attached to this report.

Storm Drainage: City of Fort Collins Stormwater, Town of Timnath, and New Cache Irrigation Company

This project is proposing to outfall into the Timnath Reservoir Inlet Canal (TRIC). Downstream improvements to the TRIC are needed prior to approval. Prior to final recording the project will be required to provide fully engineered plans that include on-site and off-site improvements to allow for this design. Each respective party will be a signatory on the plat and utility plan.

Streets/Pedestrians: City of Fort Collins Engineering Services

All streets are generally designed to the specifications of Larimer County Urban Area Street Standards. City of Fort Collins Engineering Services will require several technical corrections prior to Final Plan approval. These technical corrections will include but are not limited to:

- Redesign of the future south flowline for Prospect Road so that all design elements meet minimum LCUASS criteria, or a variance request approved by the City Engineer prior to recording.
- Provision of the ultimate Prospect Road four-lane arterial design, including ultimate cross sections.
- Removal of irrigation easements from the plat.
- Revisions to the utility plans that reflect the approved variance for utility depth.
- Addition of a note to the utility plans stating that the pavement will be reinforced at the two locations where a utility depth variance was approved, and that the detailed design for the pavement reinforcement will be addressed in the pavement report prior to construction.

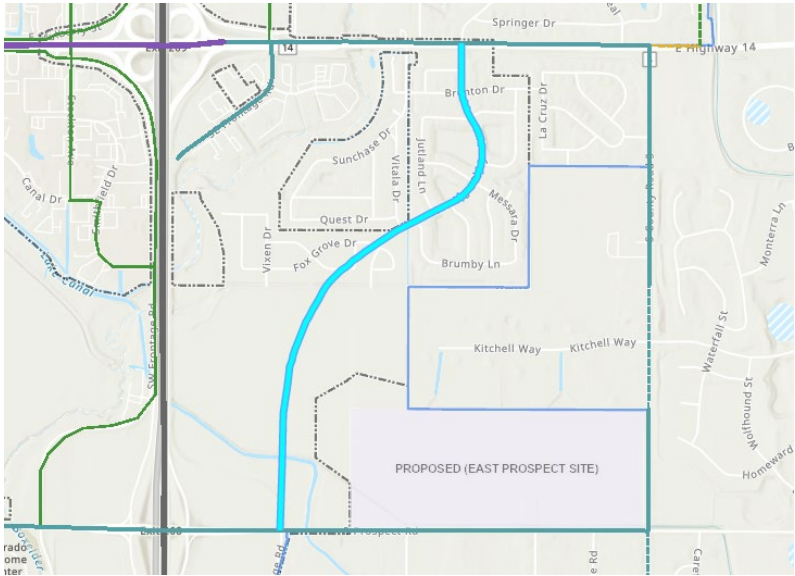
Staff recommends that prior to recordation of Final Plan documents that all design standards, requirements, and specifications shall be met in accordance with each reviewing agency.

B. DIVISION 3.4 – CULTURAL RESOURCE PROTECTION STANDARDS

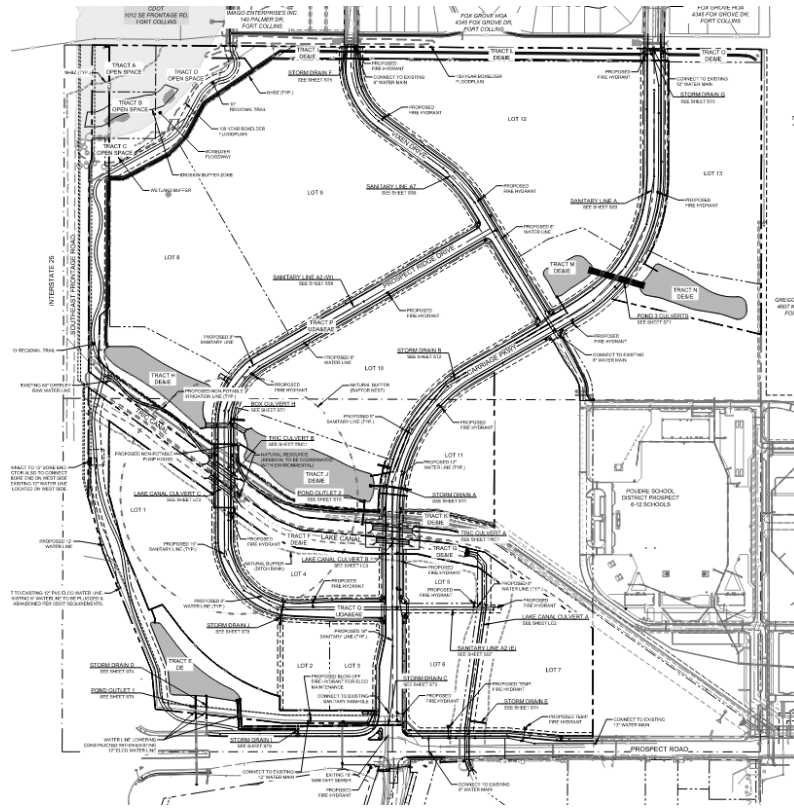
The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect any natural habitats and features both on the site and in the vicinity of the site.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats and Features	<p>The General Standard requires, to the maximum extent feasible, the development plan be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals that inhabit them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources; (2) minimizing impacts and disturbance through the use of buffer zones; (3) enhancing existing conditions; or (4) restoring or replacing the resource value lost to the community when a development will result in the disturbance of natural habitats or features.</p> <p>As part of the project an Ecological Characterization Study was completed. This study identified a red-tailed hawk nest, three prairie dog colonies, Boxelder Creek, Lake Canal, and Timnath Reservoir Inlet Canal as natural resources within the site.</p> <p>The applicant proposes meeting LUC 3.4.1 (E) performance standards by the following measures:</p> <ul style="list-style-type: none"> • A prairie dog mitigation plan that provides options for lethal and non-lethal removal should construction happen. A prairie dog memo can be found attached to this report. • Conducting a burrowing owl survey prior to construction. • Provide an adaptive management plan, restoration plan, a weed management plan and a monitoring plan to accompany the mitigation summary exhibit attached to the landscaping plan. • Preservation of an existing tree that contains a red-tailed hawk. 	Complies
3.4.8 – Parks and Trails	<p>All development plans shall provide for, accommodate, or otherwise connect to, either on-site or off-site, the parks and trails identified in the Parks and Recreation Policy Plan Master Plan that are associated with the development plan.</p> <p>As mentioned earlier in the report, the plan is providing a regional trail spur along the west side of the site, a local trail that follows the north side of the Lake Canal, and easement for a future I-25 underpass, and greater sidewalk widths along Prospect Road. These elements fulfill the requirements of the Parks and Trails Master Plan as well as the recommendations from the North Front Range Metropolitan Planning Organizations Active Modes Plan.</p>	Complies

C. DIVISION 3.6 – TRANSPORTATION & CIRCULATION

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.6.1 – Master Street Plan</p>	<p>All development plans shall provide for or accommodate the streets and transportation facilities identified on the Master Street Plan that are associated with the development plan.</p> <p>The project demonstrates compliance with the Master Street Plan by providing the extension of Carriage Parkway. Carriage Parkway is depicted as a 2-lane Collector and can be seen in the image below.</p> 	<p>Complies</p>
<p>3.6.2 - Streets, Streetscapes, Alleys, and Easements</p>	<p>Public streets, public alleys, private streets, street-like private drives and private drives shall be designed and implemented in a manner that establishes a transportation network that protects the public health, safety, and welfare. Rights-of-way and/or easements for the transportation system shall be sufficient to support the infrastructure being proposed. The transportation network shall clearly identify construction and maintenance responsibilities for the proposed infrastructure. All responsibilities and costs for the operation, maintenance, and reconstruction of private streets, street-like private drives and private drives shall be borne by the property owners. The City shall have no obligation to operate, maintain or reconstruct such private streets, street-like private drives and private drives nor shall the City have any obligation to accept such private streets, street-like private drives and private drives.</p> <p>The project proposes a framework of both public and private streets which include Vixen Drive and Carriage Parkway (public) and Prospect Ridge Drive (private). In addition to the creation of a public/private street system the project will also improve the section of E Prospect Road that borders the southern portion of the site.</p>	<p>Complies</p>

All streets have been reviewed by engineering services and meet all applicable design requirements of Larimer County Urban Area Street Standards.



3.6.3 – Street Pattern and Connectivity Standards

The local street system of any proposed development shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians and emergency vehicles). The local street system shall provide multiple direct connections to and between local destinations such as parks, schools and shopping. Local streets must provide for both intra- and inter-neighborhood connections to knit developments together, rather than forming barriers between them. The street configuration within each parcel must contribute to the street system of the neighborhood.


The project provides a high level framework of public and private streets for future development. The street system provides intra and inter-neighborhood connections to knit development together and extend the existing street network into and through the site. The plan provides a vehicular connection into the Poudre School District site as well as a stubbed trail connection that runs along the north side of the canal.

The local street system will need to be further developed for Lots 8,9,10,12, and 13 and will be reviewed under future Project Development Plan submittals.

Complies

D. 3.9 DEVELOPMENT STANDARDS FOR THE I-25 CORRIDOR

The purpose of this Section is to provide standards to implement the model standards outlined in the "Development Standards for the I-25 Corridor" and the "Fort Collins I-25 Corridor Subarea Plan," in addition to the standards contained elsewhere in this Land Use Code.

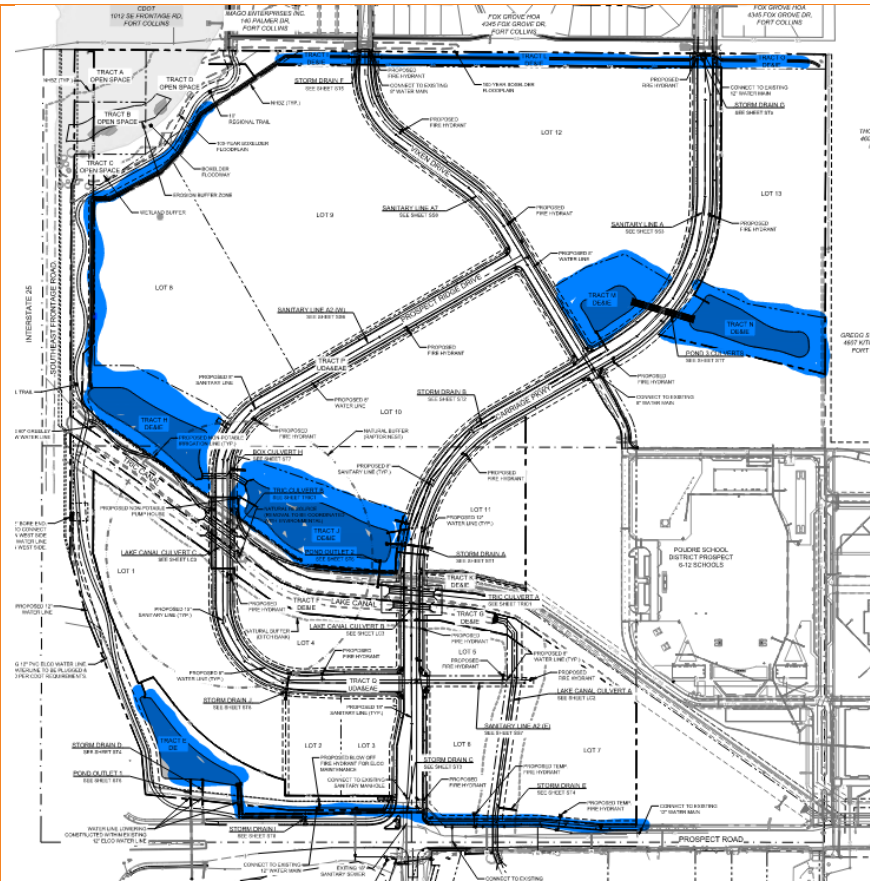
Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings																				
<p>3.9.4 - Site Perimeter Landscaping Abutting the I-25 Right-of-Way</p>	<p>This project provides site perimeter landscaping abutting the I-25 Right-of-way that will serve future development. It is anticipated that this landscaping will be maintained by a common ownership group as the project builds out.</p> <p>In compliance with the standards of this section the plan provides an 80 foot buffer-yard which contains berming, a minimum of 8 trees and 8 shrubs per 100 lineal feet and at least 50% of trees as evergreen.</p>  <table border="1" data-bbox="1192 764 1263 995"> <thead> <tr> <th colspan="2">HYPERZONE CALCULATION</th> </tr> <tr> <th>DESCRIPTION</th> <th></th> </tr> </thead> <tbody> <tr> <td>LOW WATER USE</td> <td></td> </tr> <tr> <td>MEDIUM WATER USE</td> <td></td> </tr> <tr> <td>HIGH WATER USE</td> <td></td> </tr> <tr> <td>TOTAL</td> <td></td> </tr> </tbody> </table> <table border="1" data-bbox="1192 852 1263 995"> <thead> <tr> <th colspan="2">LEGEND</th> </tr> </thead> <tbody> <tr> <td></td> <td>L</td> </tr> <tr> <td></td> <td>M</td> </tr> <tr> <td></td> <td>H</td> </tr> </tbody> </table>	HYPERZONE CALCULATION		DESCRIPTION		LOW WATER USE		MEDIUM WATER USE		HIGH WATER USE		TOTAL		LEGEND			L		M		H	<p>Complies</p>
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5. Land Use Code Article 4

A. DIVISION 4.28 – INDUSTRIAL DISTRICT (I)

The Industrial District is intended to provide a location for a variety of work processes and workplaces such as manufacturing, warehousing and distributing, indoor and outdoor storage, and a wide range of commercial and industrial operations. The Industrial District also accommodates complementary and supporting uses such as convenience shopping, childcare centers, and housing. While these Districts will be linked to the City's transportation system for multiple modes of travel, some may emphasize efficient commercial trucking and rail traffic as needed. Industrial and manufacturing processes used in this District may, by necessity, be characteristically incompatible with residential uses.

Applicable Standard	Summary of Requirement and Analysis	Staff Findings
<p>4.28(B) - Permitted Uses</p>	<p>Minor public facilities is defined by Article 5 – Terms and Definitions as, “ structures or facilities, such as electrical generating and switching stations, substations, underground vaults, poles, conduits, water and sewer lines, pipes, pumping stations, natural gas pressure-reducing stations, repeaters, antennas, transmitters and receivers, valves and stormwater detention ponds, that are not occupied by persons on a daily basis except for periodic inspection and maintenance, are capable of operation without daily oversight by personnel and do not generate daily traffic. Such facilities also include similar structures for fire protection, emergency service, parks and recreation and natural areas. Minor public facilities shall not include outdoor storage and wireless telecommunications equipment or facilities.”</p> <p>The project proposes an interconnected series of stormwater drainageways and detention ponds that would serve the public roadway infrastructure that is proposed for the stie. These facilities are contained within multiple Tracts which are depicted on the utility plan and plat. A general outline of these areas are depicted below.</p>	<p>Complies</p>



The project is a permitted use within the Industrial zone district subject to an Administrative, Type 1 review.

4.28(E)(1) – Prospect Road Streetscape Program

This project falls into the planning area for the Prospect Road Streetscape Program.

Key design requirements of the Interchange and Prospect Gateway styles include:

- 50-foot setback zone w/ 10 foot minimum parkway and 8' sidewalk.
- Double row of plantings along Prospect Road and ditch lines. Plantings should include two rows of trees or large shrubs. The row closest to Prospect should be a row of street trees planted in the parkway strip - just at tighter spacing (20 feet or less). The second row may be canopy trees, ornamentals, evergreens, or large shrubs.

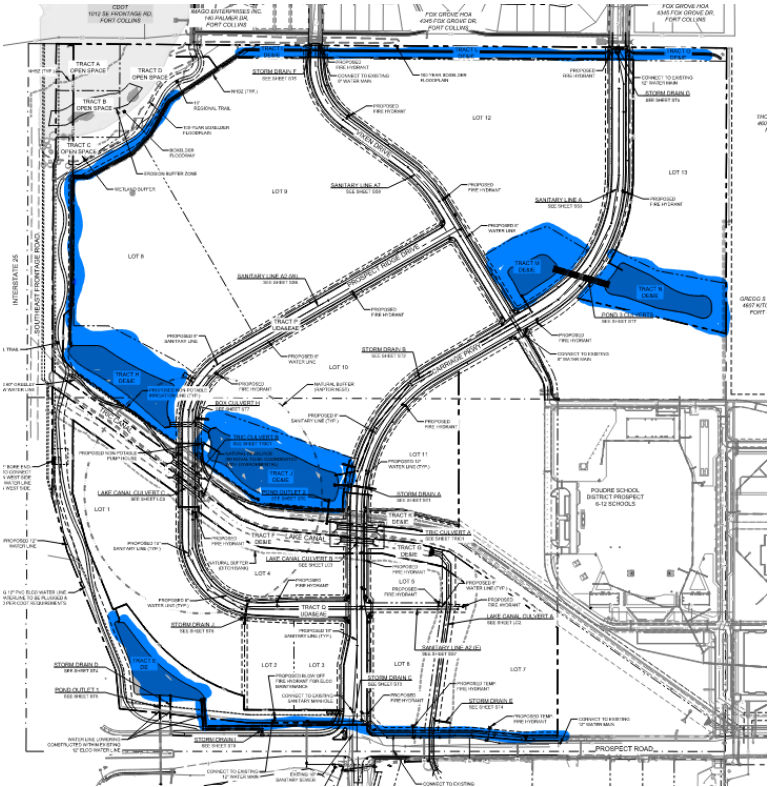
The project proposes a 10 foot parkway, 10' sidewalk, and street trees consistent with the standards of the streetscape program. A note has been added to the plan that landscaping within the 50' area behind the sidewalk will be completed at time of future development for Lots 6&7 and will be reviewed as part of a future Project Development Plan.

Complies

B. DIVISION 4.21 – GENERAL COMMERCIAL (C-G)

The General Commercial District is intended to be a setting for development, redevelopment and infill of a wide range of community and regional retail uses, offices and personal and business services. Secondly, it can accommodate a wide range of other uses including creative forms of housing.

While some General Commercial District areas may continue to meet the need for auto-related and other auto-oriented uses, it is the City’s intent that the General Commercial District emphasize safe and convenient personal mobility in many forms, with planning and design that accommodates pedestrians.

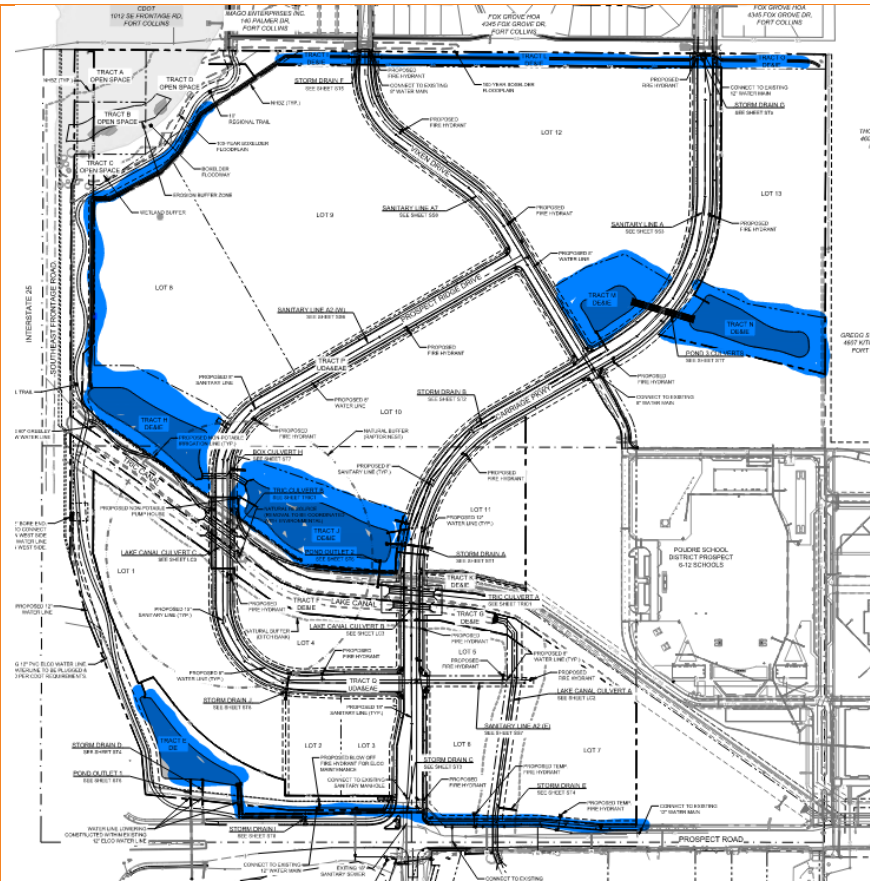
Applicable Standard	Summary of Requirement and Analysis	Staff Findings
<p>4.21(B) - Permitted Uses</p>	<p>Minor public facilities is defined by Article 5 – Terms and Definitions as, “structures or facilities, such as electrical generating and switching stations, substations, underground vaults, poles, conduits, water and sewer lines, pipes, pumping stations, natural gas pressure-reducing stations, repeaters, antennas, transmitters and receivers, valves and stormwater detention ponds, that are not occupied by persons on a daily basis except for periodic inspection and maintenance, are capable of operation without daily oversight by personnel and do not generate daily traffic. Such facilities also include similar structures for fire protection, emergency service, parks and recreation and natural areas. Minor public facilities shall not include outdoor storage and wireless telecommunications equipment or facilities.”</p> <p>The project proposes an interconnected series of stormwater drainageways and detention ponds that would serve the public roadway infrastructure that is proposed for the stie. These facilities are contained within multiple Tracts which are depicted on the utility plan and plat. A general outline of these areas are depicted below.</p> 	<p>Complies</p>

	<p>The project is a permitted use within the General Commercial zone district subject to an Administrative, Type 1 review.</p>	
<p>4.21(E)(1) – Prospect Road Streetscape Program</p>	<p>This project falls into the planning area for the Prospect Road Streetscape Program.</p> <p>Key design requirements of the Interchange and Prospect Gateway styles include:</p> <ul style="list-style-type: none"> • 50-foot setback zone w/ 10 foot minimum parkway and 8' sidewalk. • Double row of plantings along Prospect Road and ditch lines. Plantings should include two rows of trees or large shrubs. The row closest to Prospect should be a row of street trees planted in the parkway strip - just at tighter spacing (20 feet or less). The second row may be canopy trees, ornamentals, evergreens, or large shrubs. <p>The project proposes a 10 foot parkway, 10' sidewalk, and street trees consistent with the standards of the streetscape program. A note has been added to the plan that landscaping within the 50' area behind the sidewalk will be completed at time of future development for Lots 6&7 and will be reviewed as part of a future Project Development Plan.</p>	<p>Complies</p>

C. DIVISION 4.2 – URBAN ESTATE (U-E)

The Urban Estate District is intended to be a setting for a predominance of low-density and large-lot housing. The main purposes of this District are to acknowledge the presence of the many existing subdivisions which have developed in these uses that function as parts of the community and to provide additional locations for similar development, typically in transitional locations between more intense urban development and rural or open lands.

Applicable Standard	Summary of Requirement and Analysis	Staff Findings
<p>4.2(B) - Permitted Uses</p>	<p>Minor public facilities is defined by Article 5 – Terms and Definitions as, “ structures or facilities, such as electrical generating and switching stations, substations, underground vaults, poles, conduits, water and sewer lines, pipes, pumping stations, natural gas pressure-reducing stations, repeaters, antennas, transmitters and receivers, valves and stormwater detention ponds, that are not occupied by persons on a daily basis except for periodic inspection and maintenance, are capable of operation without daily oversight by personnel and do not generate daily traffic. Such facilities also include similar structures for fire protection, emergency service, parks and recreation and natural areas. Minor public facilities shall not include outdoor storage and wireless telecommunications equipment or facilities.”</p> <p>The project proposes an interconnected series of stormwater drainageways and detention ponds that would serve the public roadway infrastructure that is proposed for the stie. These facilities are contained within multiple Tracts which are depicted on the utility plan and plat. A general outline of these areas are depicted below.</p>	<p>Complies</p>



The project is a permitted use within the Urban Estate zone district subject to an Administrative, Type 1 review.

6. Findings of Fact/Conclusion

In evaluating the Rudolph Farms Infrastructure Project, staff makes the following findings of fact:

- A. The FDP complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- B. The FDP conditionally complies with pertinent standards located in Article 3 – General Development Standards
- C. Staff recommends a condition of approval that prior to the recording of Final Plan documents, the applicant shall demonstrate compliance with all applicable design standards, requirements, and specifications in accordance with each reviewing agency as described under 3.3.5 – Engineering Design Standards of this report.
- D. The FDP complies with pertinent standards located in Article 4; Division 4.2 – Urban Estate zone district.
- E. The FDP complies with pertinent standards located in Article 4; Division 4.21 – General Commercial zone district.
- F. The FDP complies with pertinent standards located in Article 4; Division 4.28 - Industrial zone district.

7. Recommendation

Staff recommends conditional approval of the Rudolph Farms Infrastructure Project, FDP220010.

8. Attachments

1. Project Narrative
2. Landscape Plan
3. Utility Plan
4. Plat
5. Drainage Report
6. Stormwater Management Plan
7. Prairie Dog Memo
8. Canal Mitigation Exhibit
9. Letter of Intent – Greely Water
10. Letter of Intent - Lake Canal
11. Letter of Intent – New Cache Reservoir
12. Poudre School District Easement
13. Timnath Reservoir Inlet Canal Easement 1
14. Timnath Reservoir Inlet Canal Easement 2
15. Timnath Reservoir Inlet Canal Easement 3
16. Overall Development Plan – 2023
17. Ecological Characterization Study
18. Boxelder Sanitation District
19. ELCO Water District
20. Town of Timnath

9. Links

No links