

Conceptual Review Agenda

Schedule for 06/09/22

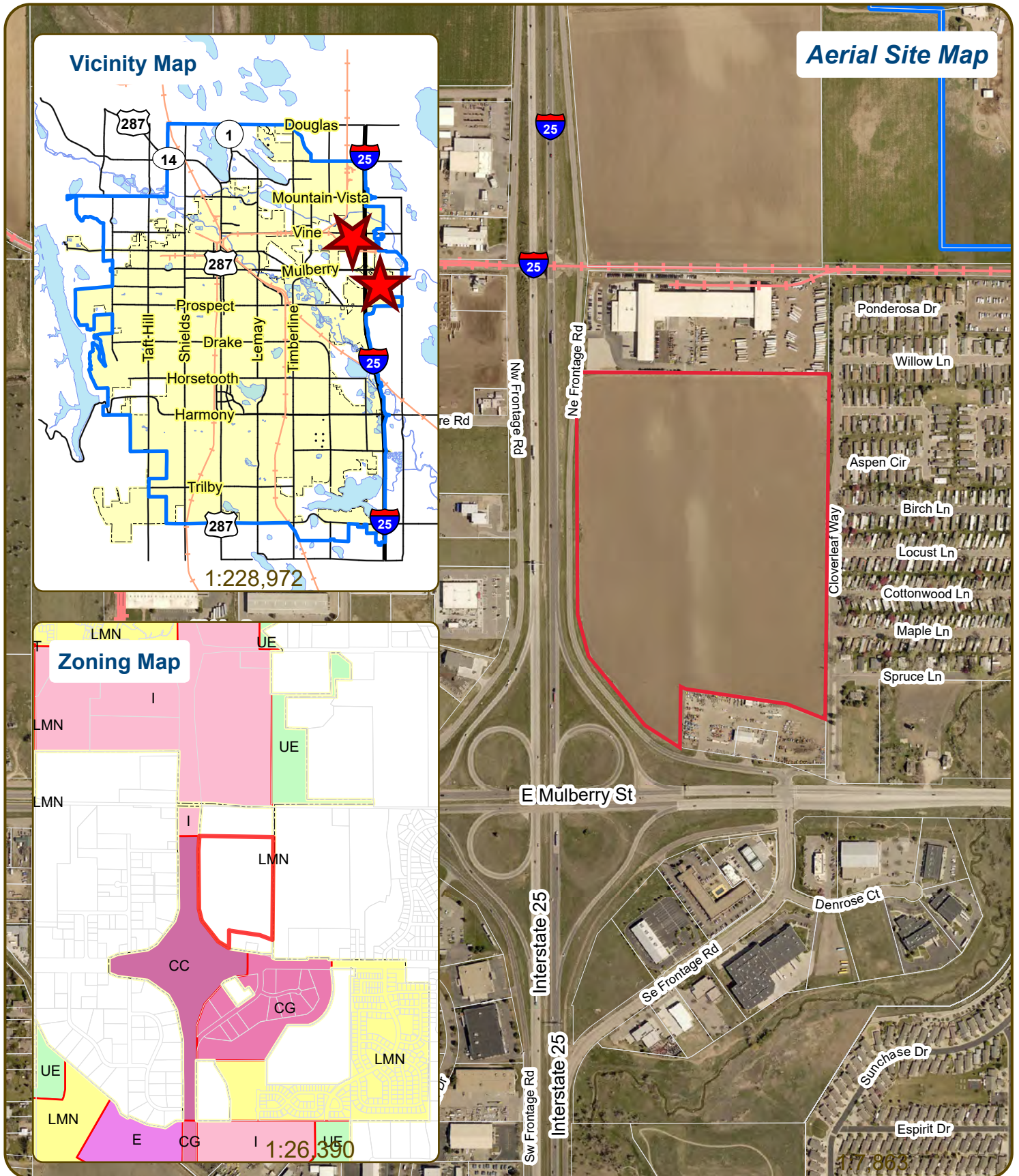
Meetings hosted via Zoom Web Conferencing

Thursday, June 09, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	NE Mulberry and I-25 – Annexation and ODP CDR220046	Ken Merritt 970-305-6754 kmerritt@jrengineering.com	This is a request for annexation and development of an Overall Development Plan (ODP) for commercial, retail, and industrial uses at the NE corner of the I-25 and Mulberry Ave interchange. (Parcel # 8710000029). The Subject property is approximately 46.9 acres in size and is contiguous to the City of Fort Collins. The proposal is to Annex the property to the City and Zone the western portion of the property, being approximately 10 acres, CG-General Commercial with the remaining 32.25 acres to be Zoned CS-Service Commercial. Additionally, the Annexation and Zoning submittal will also include an Overall Development Plan (ODP). Access would be taken from the NE Frontage Rd. The site is located directly north and east of NE Frontage Rd. The site is outside of city limits but falls within the City's Growth Management Area. The annexation proposal will be subject to City Council Review.	Planner: Kai Kleer Engineer: John Gerwel DRC: Todd Sullivan

NE Mulberry and I-25 Parcel #8710000029

Annexation - ODP



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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 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.

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) _____

Miller Mokler, LLC (Owner) JR Engineering LLC (Planning & Engineering Consultant)

Business Name (if applicable) N/A

Your Mailing Address 2900 South College Avenue, Suite 3D Fort Collins, Colorado 80525

Phone Number 970-305-6754 **Email Address** kmerritt@jrengineering.com; thalopoff@jrengineering.com

Site Address or Description (parcel # if no address) _____

Parcel # 8710000029 , Located at the Northeast Corner of I-25 and Mulberry Avenue

Description of Proposal (attach additional sheets if necessary) The Subject property is approximately 46.9 acres in size and is contiguous to the City of Fort Collins. The proposal is to Annex the property to the City and Zone the western portion of the property, being approximately 10 acres, CG-General Commercial with the the remaining 32.25 acres to be Zoned CS-Service Commercial. Additionally the Annexation and Zoning submittal will also include on Overall Development Plan (ODP).

Proposed Use 10 Ac. Commercial/Retail & 32.25 Ac. Light Industrial **Existing Use** Vacant

Total Building Square Footage N/A **S.F. Number of Stories** N/A **Lot Dimensions** N/A

Age of any Existing Structures N/A

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 Approx. Site Area 46.92 Acres; Approx. Impervious Increase 35.2 Acres (75%) 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?

MEMORANDUM



To: Mr. Kai Kleer

From: Ken Merritt, APA, RLA & Tim Halopoff, PE, CFM

Date: April 7th, 2022

Subject: I-25 & Mulberry – Conceptual Review (Annexation & Zoning)

The purpose of this memorandum is to provide support information and questions that the development team would like answered concerning the I-25 & Mulberry Annexation and Zoning Conceptual Review.

Site Familiarization and Characteristics

This property is located at the northeast corner of I-25 and Mulberry Street. The property is currently vacant and is historically used for agriculture. CDOT's current northeast Frontage Road to I-25, immediately adjacent to the south and west property lines of the site, will be relocated interior to the property as shown in the Overall Development Plan Exhibit attached herewith. The signalized intersection of the realigned Frontage Road with Mulberry Street will be improved to include turn lanes and a safer intersection configuration than the currently stacked signal situation currently existing near the NE Frontage Road and Mulberry Street. Storm drainage has been conceptually analyzed to include all off-site flows from the north and east, and the site is able to convey those storm flows as well as the developed site's flows using regional and site specific detention/water quality ponds. These detention ponds will convey storm water in accordance with City of Fort Collins storm water criteria, and the downstream conveyance of storm flow will occur within an existing private storm water easement due east, and through a negotiated storm drainage agreement with CDOT and the City to the south of our site, then under Mulberry, into a large channel on the south side of Mulberry which was recently relieved of a large amount of storm flows through upstream City storm control infrastructure improvements. Both storm flow paths eventually reach Boxelder Creek to the east.

Development Team Comments & Questions

- The newly aligned Frontage Road includes two proposed roundabouts, and a curvilinear configuration that deviates from the City of Fort Collins Transportation Master Plan. This proposed alignment has been reviewed with City staff in the past and we believe all are in agreement that this configuration is the best solution, but what if anything will need to be done to deviate as shown in the Overall Development Plan Exhibit? Are the roundabouts, which help to reconnect to the Frontage Road to the north in accordance with the minimum horizontal radius allowed by LCUASS, as an acceptable solution to the existing Frontage Road at the northwest corner of the site?
- Considering the regional detention ponds shown at the east side of the site, will the City allow retaining walls within these ponds?
- Concerning the storm pipes proposed to cross under Mulberry to the southern channel that leads to Boxelder Creek, what construction methods will the City allow our contractor to utilize?

- Our understanding is that there will be an 80' landscape buffer required along the western boundary of the site. The current Frontage Road will be decommissioned as a Frontage Road, and thus will buffer the site from the travelled highway even more. The owner would like to see this buffer reduced or to have the buffer's western edge be slid toward/over the current Frontage Road location in an effort to increase the developable General Commercial area to a more acceptable width that can support the businesses that are planned to be located along the interchange at I-25.

Thanks to you and City of Fort Collins staff for providing comments and for answering our questions, which are critical for the planning and engineering phases of this development.

Sincerely,



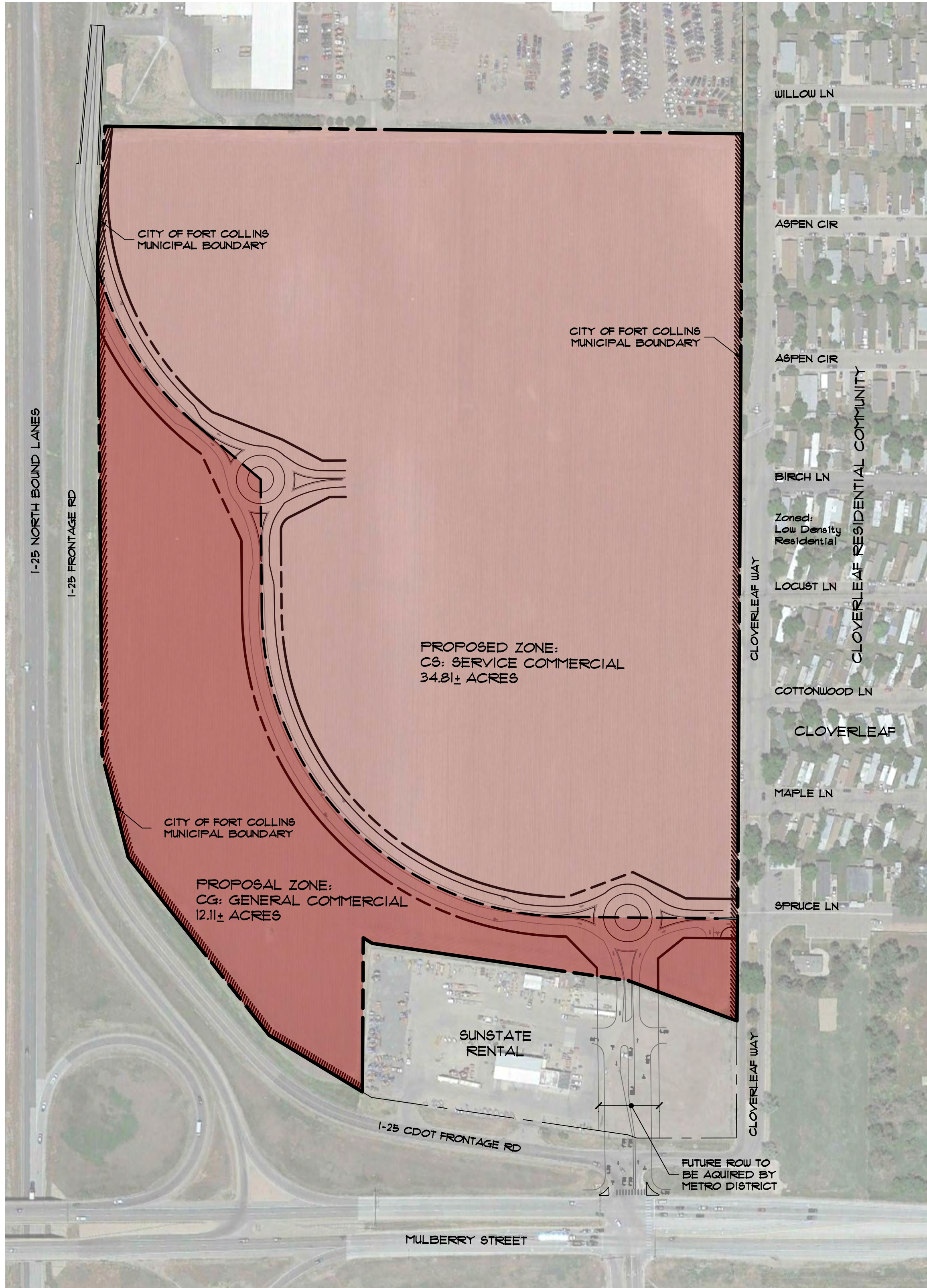
Ken Merritt, APA, RLA
970.305.6754



Tim Halopoff, PE, CFM
970.817.1010

MULBERRY & I-25 DEVELOPMENT
CONCEPT ANNEXATION, ZONING & ODP PLAN

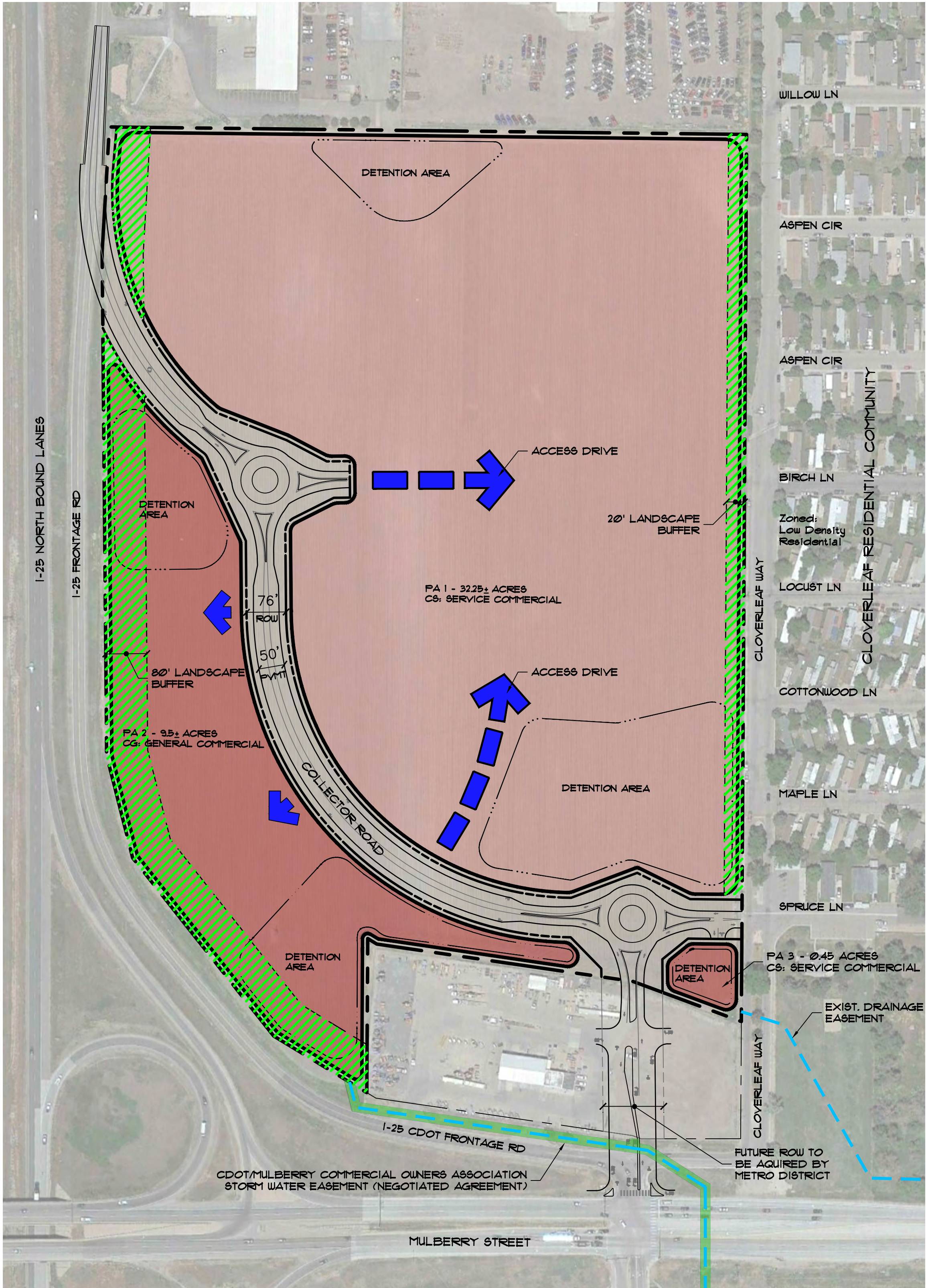
ANNEXATION & ZONING MAP



ANNEXATION & ZONING DATA

TOTAL ANNEX & ZONED PROPERTY	46.92± ACRES
CG - GENERAL COMMERCIAL ZONE DISTRICT	12.11± ACRES
CS - SERVICE COMMERCIAL ZONE DISTRICT	34.81± ACRES
TOTAL PERIMETER PROPERTY BOUNDARY	6,103.16'± LF
MUNICIPAL BOUNDARY CONTIGUITY	2,084.65'± LF (34% CONTIGUITY PROVIDED)
MINIMUM CONTIGUITY PERIMETER REQUIRED FOR ANNEXATION	1,017.19'± LF (16% OR 1/3 CONTIGUITY REQUIRED)

OVERALL DEVELOPMENTAL PLAN



ODP LAND USE DATA

TOTAL SITE AREA	46.92AC	100%
COLLECTOR ROAD ROW DEDICATION	4.72AC	10%
NET DEVELOPABLE SITE AREA	42.20AC	90%
PA 1	- 32.25±ACRES: CS - SERVICE COMMERCIAL	
PA 2	- 9.50±ACRES: CG - GENERAL COMMERCIAL	
PA 3	- 0.45±ACRES: CG - GENERAL COMMERCIAL	



150 75 0 150 300
ORIGINAL SCALE: 1" = 150'

MULBERRY & I-25
TRAILHEAD HOMES
JOB NO. 39789.00
4-07-2022
SHEET 1 OF 1

J-R ENGINEERING
A Westrian Company

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