

# Conceptual Review Agenda

Schedule for 06/16/22

Meetings hosted via Zoom Web Conferencing

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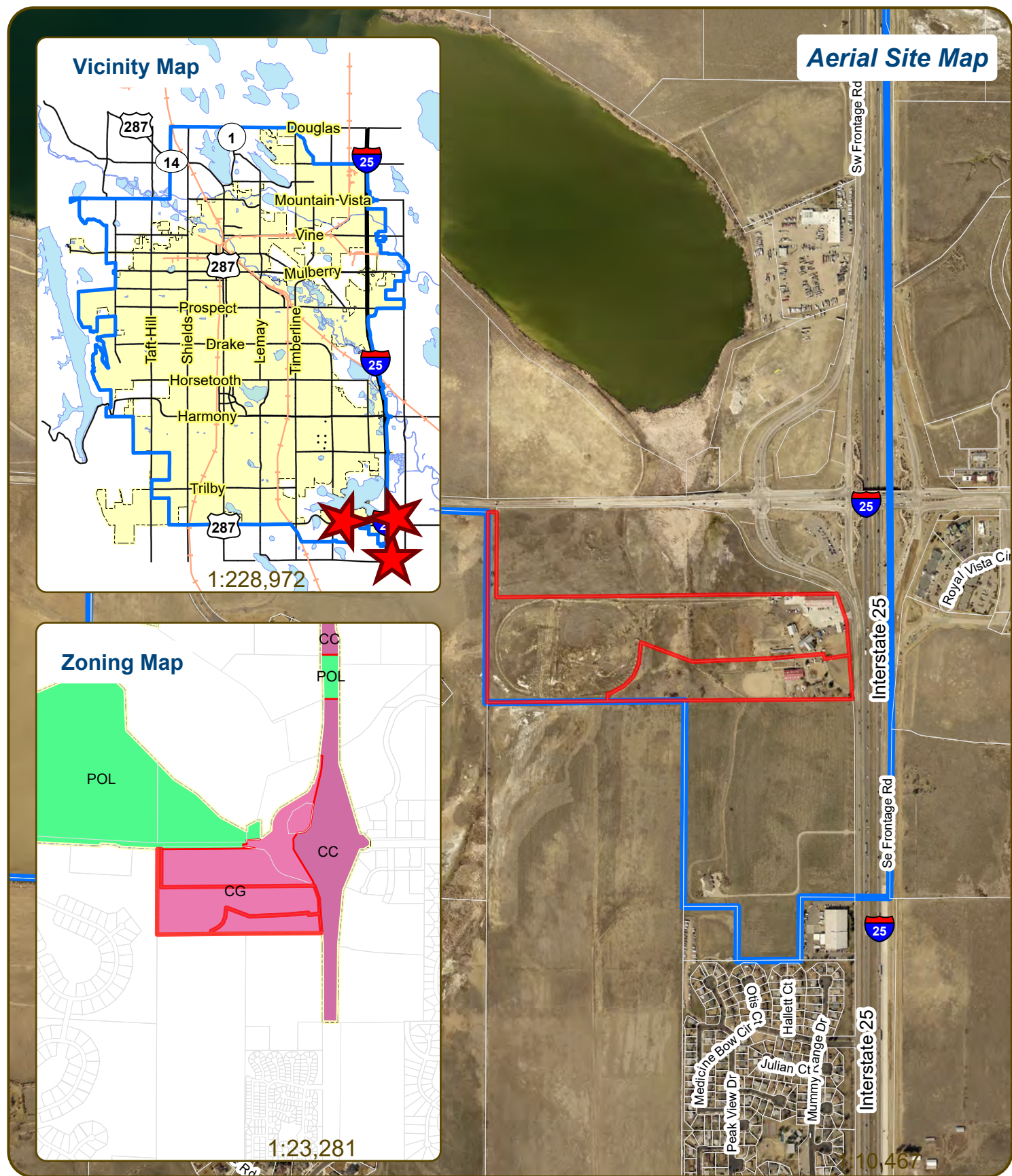
## Thursday, June 16, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	7795/7801 SW Frontage Rd– Lodgepole ODP  CDR220048	Brian Williamson 970-226-0557 bwilliamson@TSTINC.com	This is a request for an Overall Development Plan (ODP) for commercial, and multi-family residential uses at 7795/7801 SW Frontage Rd. (Parcel #8622247702, 8622247701). The Subject property is approximately 39.87 acres in size on two adjacent parcels. Concept development plans propose combining both parcels to develop a site with approximately 12.5 acres of multifamily housing, 21.5 acres of flexible commercial space to include retail pads with the potential for drive-thru services along the SW Frontage Road, and 4.5 acres of stormwater detention. The remaining space is reserved ROW for the extension of Byrd Drive to State Highway 392. Access would be taken from the SW Frontage Rd to the east and proposed Byrd Dr to the west with Byrd drive intersecting Carpenter Rd (hwy. 392) to the north. The site is located directly west of SW Frontage Rd and 0.12 south of Carpenter Rd. (hwy. 392). The site is within the General Commercial District (C-G) and is part of the I25 - State HWY 392 Interchange Corridor Activity Center.. The project would be subject to Planning & Zoning Commission (Type 2) Review.	Planner: Pete Wray Engineer: John Gerwel DRC: Todd Sullivan

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# 7795/7801 SW Frontage Rd #8622247702, 8622247701

## Lodgepole 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](mailto: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) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

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

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

**Proposed Use** \_\_\_\_\_ **Existing Use** \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

**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 ☐ 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?

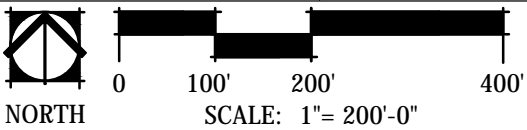
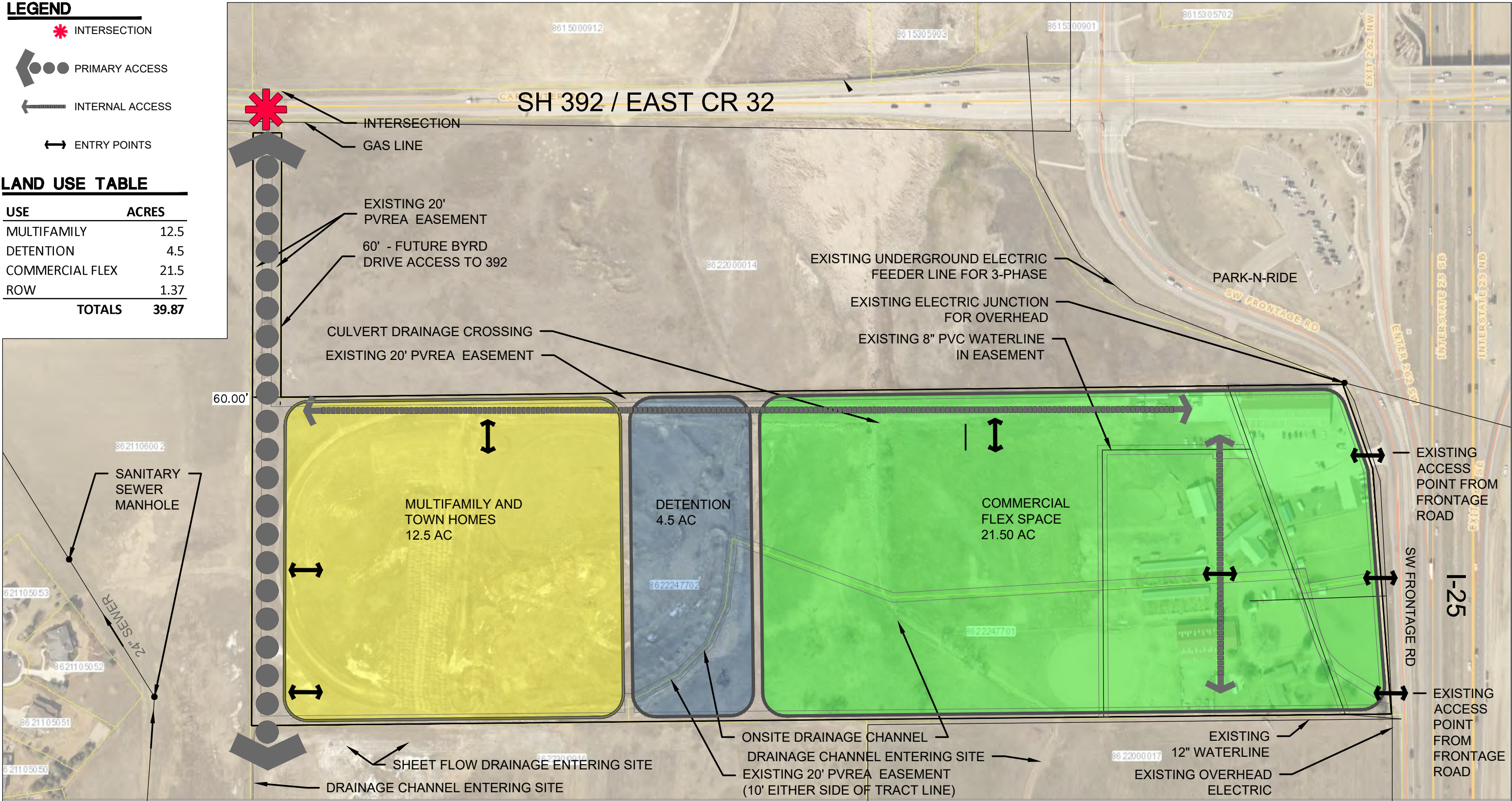


LEGEND

- INTERSECTION
- PRIMARY ACCESS
- INTERNAL ACCESS
- ENTRY POINTS

LAND USE TABLE

USE	ACRES
MULTIFAMILY	12.5
DETENTION	4.5
COMMERCIAL FLEX	21.5
ROW	1.37
TOTALS	39.87







April 13, 2022

**392 & 25 Lodgepole**  
**FOSSIL CREEK FARM MLD**  
*Project No. 1240.0001.00*

This Concept Plan proposes redevelopment of the Fossil Creek Farm MLD property consisting of (2) parcels and totaling 39.87 acres (Parcel # 8622247702 and Parcel# 8622247701). This site is located near the Interstate 25 and SH 392 interchange. It is bordered by the SW Frontage Road to the east, the Eagle Ranch PUD to the west, General Commercial zoned, undeveloped property to the north and the Fort Collins Soaring Vista Natural Area and privately owned, undeveloped property to the south.

Currently there is a mix of commercial, agricultural and (1) single family residential use on both properties. There are (11) existing 1 – story buildings used for agriculture and commercial applications. There is (1) existing residential building. All buildings were constructed in 1967 with several buildings improved in 2001. Total building footprints equal 37,708 sf of total building space.

Concept development plans propose combining both parcels to develop a site with approximately 12.5 acres of multifamily housing, 21.5 acres of flexible commercial space to include retail pads with the potential for drive thru services along the SW Frontage Road and 4.5 acres of stormwater detention. The remaining space is reserved ROW for the extension of Byrd Drive to SH 392. Zoning for both parcels in this combined site is General Commercial (CG) and it is within the CAC overlay district.

Proposed site access will be provided from the eastern and western ends of the of site. Access to the eastern side, Commercial / Retail spaces will be through (3) connections from the existing SW Frontage Road. Immediately west of the retail use area, a north / south access will move traffic to the primary east / west access through the site. The east / west access will be situated along the northern edge of the property and will connect to the Byrd Drive extension. Western access to the proposed development will be from the Byrd Drive extension. Byrd Drive will be extended to SH 392 to provide (2) access points for the proposed multifamily development and (1) connection to the primary east /west movement between the multifamily development and the commercial / retail spaces. Internal connections will also provide pedestrian access between the commercial / retail areas to the east and the multifamily areas to the west.



Stormwater detention for the proposed concept is roughly 4.5 acres. Stormwater detention includes all onsite demands. Off-site sheet flows and other historic flows from the adjacent public open space will pass through. The closest gas line connection is located at the intersection of SH 392 and the proposed extension of Byrd Drive. An existing underground, 3-phase electrical line is located at the northwest property corner with overhead power lines extending the entire length of the eastern property edge. There are (2) water service points; an existing 8" PVC line and existing easement generally running north / south through the eastern portion of the property and an existing 12" waterline along the southern edge of the property. Sanitary Sewer will connect into an existing manhole in Eagle Ranch PUD.

Finally, landscaping will tie the entire site together. Shade trees will be used along ROW, internal access routes and in pedestrian spaces. This approach is intended to provide relief for commercial / retail users and multifamily tenants. Required pocket parks, playground areas and open green spaces will also be incorporated to provide community spaces and protection from the elements.

The Applicant would like to discuss the following topics with Staff at the Conceptual Review Meeting:

1. Use of Mixed Use Multifamily (allowed in the I25/392 CAC 3<sup>rd</sup> amendment, but not in the CoFC LUC for CAC the CG District.)
2. Mixed use of the overall project, vs a vertical mixed use.
3. Future alignment of Byrd Drive.
4. Any restrictions on Commercial uses listed in CG - especially Drive Thru Restaurants, C-Store with fuel and Flex Office space.

See Attached for Existing Building list and details.

If you have any further questions, concerns or need additional information please feel free to contact me.

Sincerely,



TST, INC. CONSULTING ENGINEERS

**Brian Williamson**

***Landscape Architect, RLA, LEED AP NC+D***

*TST, Inc. Consulting Engineers*

*748 Whalers Way, Suite 200*

*Fort Collins, CO 80525*

*970.226.0557 (main)*

*Extension #174*



**Parcel# 8622247702**

<b>Bldg ID</b>	<b>Bldg Description</b>	<b>Initial Build</b>	<b>Renovation</b>	<b>SF</b>
1	Storage Warehouse	1967	2020	15,228
503	Farm Utility Loafing Shed	1967	2001	1,680
504	Outbuilding	1967		3,840
505	Shed - Hay	1967		1,920
506	Farm Utility Bldg (pole shed)	1967		224
507	Farm Utility Bldg (pole shed)	1967		224
508	Farm Utility Bldg (pole shed)	1967		224
510	Farm Utility Bldg (wood frame)	1967		192
511	Shed - Cattle	1967		900
512	Shed - Equipment	1967		510
				24,942

**Parcel# 8622247701**

<b>Bldg ID</b>	<b>Bldg Description</b>	<b>Initial Build</b>	<b>Renovation</b>	<b>SF</b>
1	Residential-Single Family Ranch	1967		2,038
503	Farm Utility Loafing Shed	1967		1,680
504	Equipment Bldg	1967	2001	9,048
				12,766

**Building Total SF** 37,708