

Preliminary Design Review Agenda

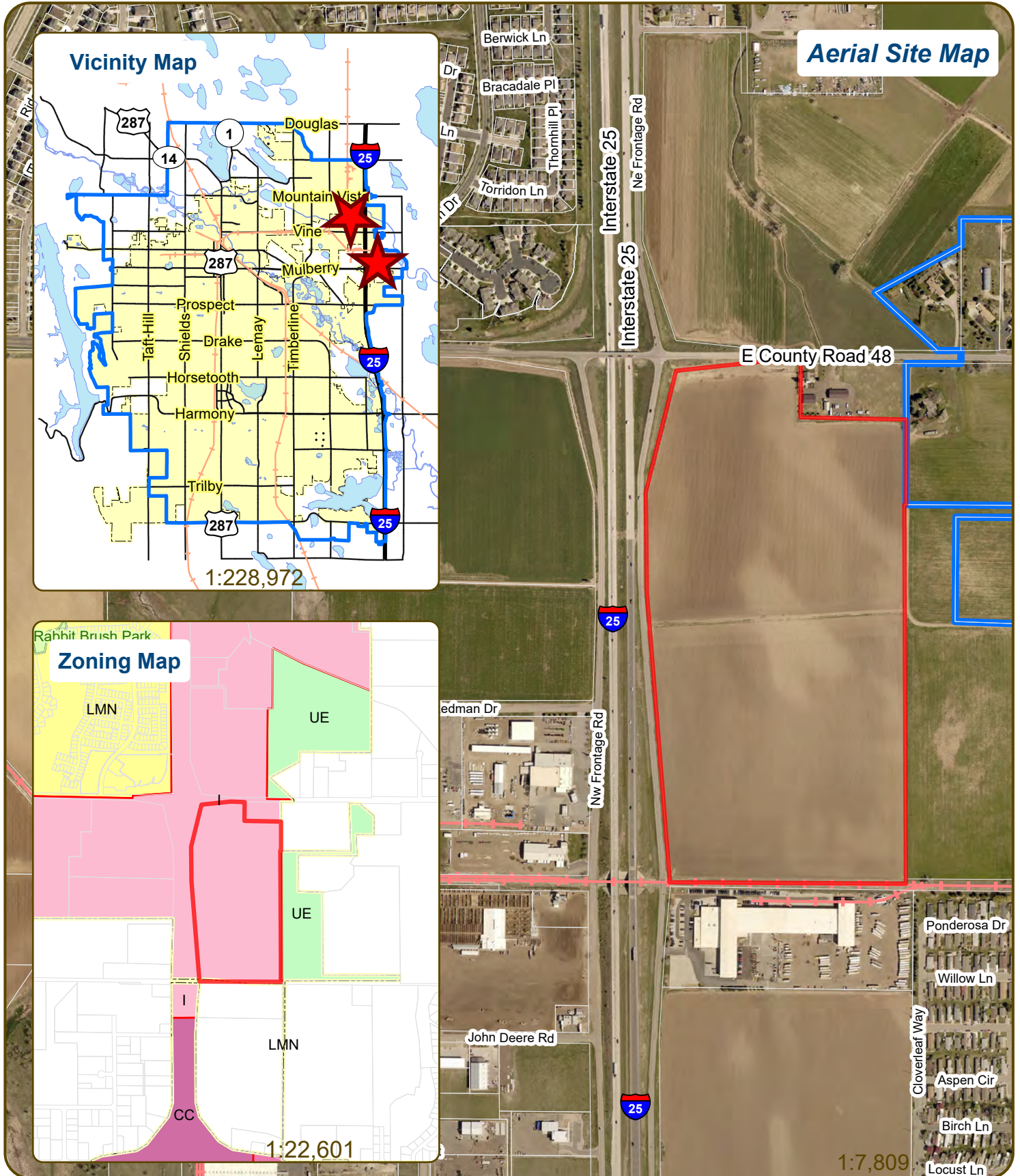
Schedule for 08/03/2022

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, August 03, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	25 Vine Industrial Center PDR220006	Steve Schroyer 970-481-5505 steve@schroyerresources.com	This is a request to develop an industrial center consisting of warehouse, light industrial, outdoor storage, and commercial uses on a 68.38 acres site SE of I-25 and E Vine Dr. (parcel #8710000004). The proposal includes the development of multiple industrial buildings ranging from 65,000 square feet to 170,000 square feet with truck loading docks and truck parking. The project will be developed in two phases per the conceptual site plan. The proposed uses are industrial and will be primarily enclosed industrial uses with limited outdoor storage accessory to the buildings. Outdoor storage such as RV/ Boat/Vehicle storage may be developed on a portion of the overall site. Access would be taken directly from E Vine Dr. and NE Frontage Rd. The site is directly SE of E Vine Dr. and NE Frontage Rd. The property is within the Industrial District (I) zone district, and is subject to Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Tim Dinger DRC: Brandy Bethurem Harras

25 Vine Industrial Center Industrial and Commercial



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PRELIMINARY DESIGN REVIEW:
APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal **in greater detail**. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications **must be submitted to City Staff no later than Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to planning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff

Date of Meeting _____ **Project Planner** _____
Submittal Date _____ **Fee Paid (\$1,000)** _____

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name _____

Project Address (parcel # if no address) _____

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ **E-mail Address** _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ **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.**

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then what risk level? _____

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)

City of Fort Collins
Planning Department
281 N College Ave
Fort Collins, CO

July 7, 2022

25Vine Industrial Center – Preliminary Design Review Submittal

To Whom It May Concern:

We are pleased to submit the enclosed Preliminary Design Review Meeting information for the 25Vine Industrial Center Development east of I-25 south of Vine, north of Mulberry. This letter reviews the project site location; existing conditions; proposed uses; building and parking; design intent; and proposed access, utilities, and drainage.

Project Data

Location:	SEC I-25 & Vine (near I-25 & Mulberry)
Existing Land area:	+/- 68.39 acres
Existing/Proposed Zoning:	Industrial District (Kirschner Annexation)
Current use:	Vacant/Agricultural
Proposed Use:	Industrial Center (warehouse, light industrial, limited outdoor storage) & Commercial Pad sites along Vine Dr.
Building Information:	9 buildings, surface parking
Proposed Building Area:	1,057,000 sf (65,000 to 170,000 sf building footprints)
Proposed parking:	1,200 spaces (based on 1/1000 sf, based on employees)

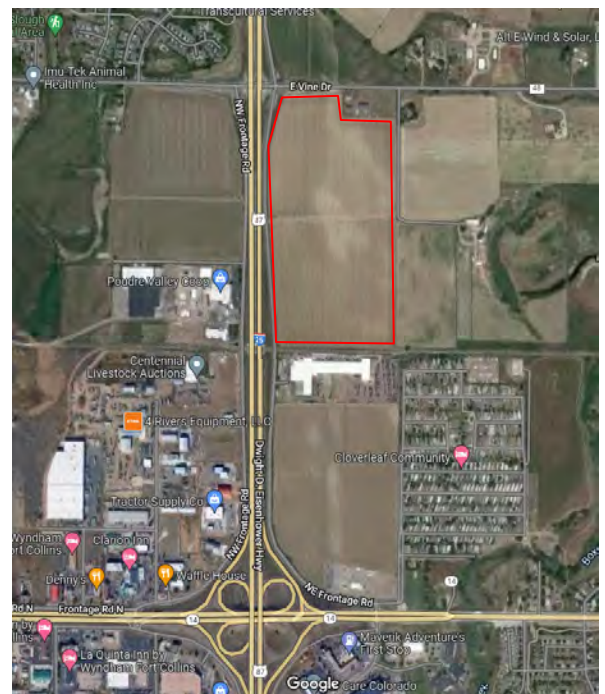
Existing Conditions

The 68 acre property is currently undeveloped, utilized for agricultural purposes. The property is access from Vine Drive or Mulberry Street via the I-25 Frontage Road. The railroad tracks bound the property to the south. The property is part of the Kirschner Annexation which states a PUD is required to develop the property.

Proposed Project & Uses

The project will consist of multiple industrial buildings ranging from 65,000 square feet to 170,000 square feet with truck loading docks and truck parking. The project will be developed in two phases per the conceptual site plan.

The proposed uses are industrial and will be primarily enclosed industrial uses with limited outdoor storage accessory to the buildings. Outdoor storage such as RV/Boat/Vehicle storage may be developed on a portion of the overall site.



Site Access, Circulation, and Parking

The development will use the existing I25 Frontage Road and East Vine Drive as primary roadway connection to the surrounding area. Internal vehicle circulation will be a grid network of mostly private drive aisles and associated parking. Onsite pedestrian connections will be integrated to adequately move people from parking areas to associated buildings. There are few potential offsite connections for pedestrian connectivity as the site sits in an undeveloped area of the city.

Site Design and Architecture

All site design and architectural standards required in the Industrial District and the I-25 Corridor Development Standards. The site plan indicates the setbacks from the I-25 ROW. Landscape buffers from residential uses are shown on the site plan. Please comment on the accuracy of the setbacks shown on the site plan and how the Industrial District and I-25 Corridor Development Standards are applied to the property

Compatibility with the Surrounding Area

Industrial uses are currently recommended and allowed by both the Industrial zone district and the Fort Collins City Plan on the subject property and the properties to the north and south. The proposed uses will be compatible with the surrounding area by following all use and design standards outlined in the code, which include specific requirements for buffering adjacent residential uses.

Impact On Natural Features

There are no onsite natural features, the property is currently utilized for agricultural purposes.

Unusual Factors Restricting or Affecting Proposal

There are no unusual factors restricting or affecting the property. Specific topics we would like to discuss that may impact our proposed development are listed in the discussion section below.

Detention & Water Quality

Onsite detention and water quality will be provided as required by city guidelines. The property currently appears to drain to the South, this is not anticipated to change.

Floodplain

The property appears to have previously been in a floodplain, the property appears to have been removed from the floodplain with a recent study. Please clarify if there are floodplain impacts on this property.

Discussion Topics & Questions

We wish to discuss or obtain answers to the following entitlement topics:

1. Existing Zoning & PUD/ODP

- i. Please confirm the existing zoning is Industrial.
- ii. The Kirshner Annexation stated that future development of the property would require a PUD. We plan to follow the Industrial District requirements without

deviation. Can staff confirm the PUD process will not be required if the requirements in the Industrial zone district are followed?

- iii. Please comment on the need for an ODP. The project will be developed in two phases and a subdivision plat will create individual lots. Lots may include one or multiple buildings per lot. We would like to pursue the PDP/FDP process with a subdivision plat to create the individual parcels. Is there a requirement to pursue the ODP process or is this optional? Please provide more detail about this process and why it would be needed.
- iv. Please elaborate on the entitlement review processes/steps required to move forward.
- v. Please elaborate on any specific requirements from the Industrial District or I-25 Corridor Development Standards that our site plan does not consider. We specifically want to understand if we are applying the setback and buffer requirements appropriately, as shown on the site plan.

2. Subdivision Plat

- i. What is the requirement for a subdivision plat process to create new lots? Does phasing of the development factor in, meaning can Phase I be platted first and Phase II be platted further at a later date?
- ii. Could the subdivision plat occur prior to any PDP/FDP for individual lots?
- iii. If the plat can occur first, what public improvements (e.g., streets, utilities, etc.) would be required to be installed with the subdivision plat?

3. Access & Street Improvements

- i. Please elaborate on any known plans with the Frontage Road, including improvements at the intersections with both Vine and Mulberry. What is the timing of any improvements?
- ii. Are the access points shown on the concept plan acceptable both in number and location?
- iii. Is there any involvement from CDOT for access to the I-25 Frontage Road? Any CDOT access permit requirements?
- iv. Can we assume that a street connection to the south will not be warranted?
- v. Is there a requirement to provide a street connection to the property to the east or along the eastern property line?
- vi. The access point shown on our concept plan at Vine Drive is full movement and approximately 630' east from the centerline of the Frontage Road. Will this be acceptable for a standard stop sign controlled intersection?
- vii. Is the City contemplating a separate design sub area plan for the East Mulberry Corridor or something similar? Would this development fall under such a plan?
- viii. Please elaborate on any specific requirements from the I-25 Corridor Development Standards that our site plan does not consider.

4. Drainage & Detention

- i. Is staff aware of any special drainage issues/problems for future requirements for the area?

5. Floodplain

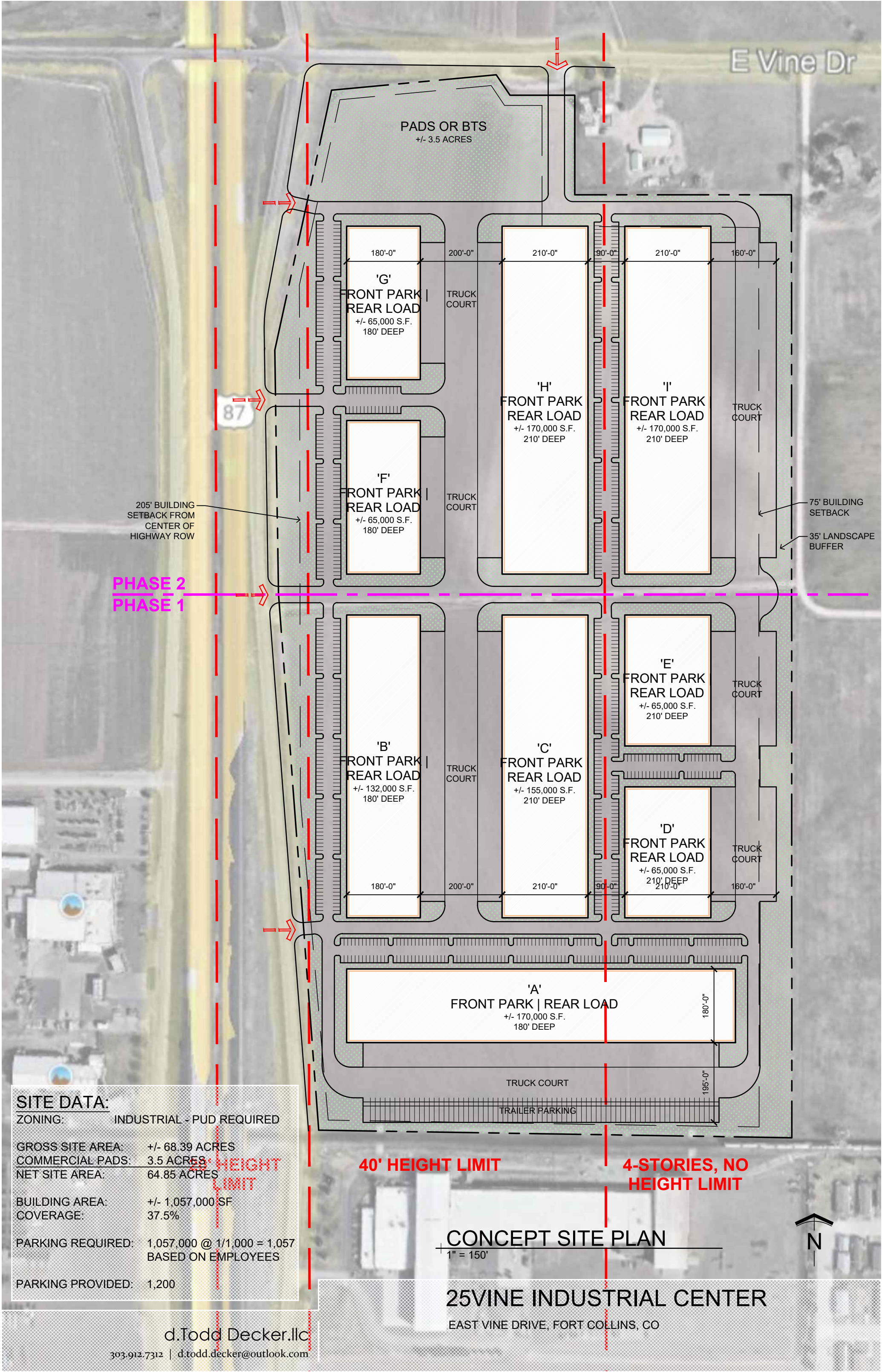
- i. Please confirm the property is outside of any FEMA or City floodplain.

6. Utilities

- i. What are the current conditions for water and sewer? Are there water and sewer connections in the area? What improvements are needed to serve the property?
- ii. Are there any water and sewer capacity limitations?

7. Entitlement Processes & Timeline

- i. Please provide a detailed outline of the required entitlement processes and their typical duration to complete.



SITE DATA:

ZONING: INDUSTRIAL - PUD REQUIRED

GROSS SITE AREA: +/- 68.39 ACRES

COMMERCIAL PADS: 3.5 ACRES

NET SITE AREA: 64.85 ACRES

BUILDING AREA: +/- 1,057,000 SF

COVERAGE: 37.5%

PARKING REQUIRED: 1,057,000 @ 1/1,000 = 1,057
BASED ON EMPLOYEES

PARKING PROVIDED: 1,200

CONCEPT SITE PLAN

1" = 150'

25VINE INDUSTRIAL CENTER

EAST VINE DRIVE, FORT COLLINS, CO

d.Todd Decker, LLC

303.912.7312 | d.todd.decker@outlook.com