

Conceptual Review Agenda

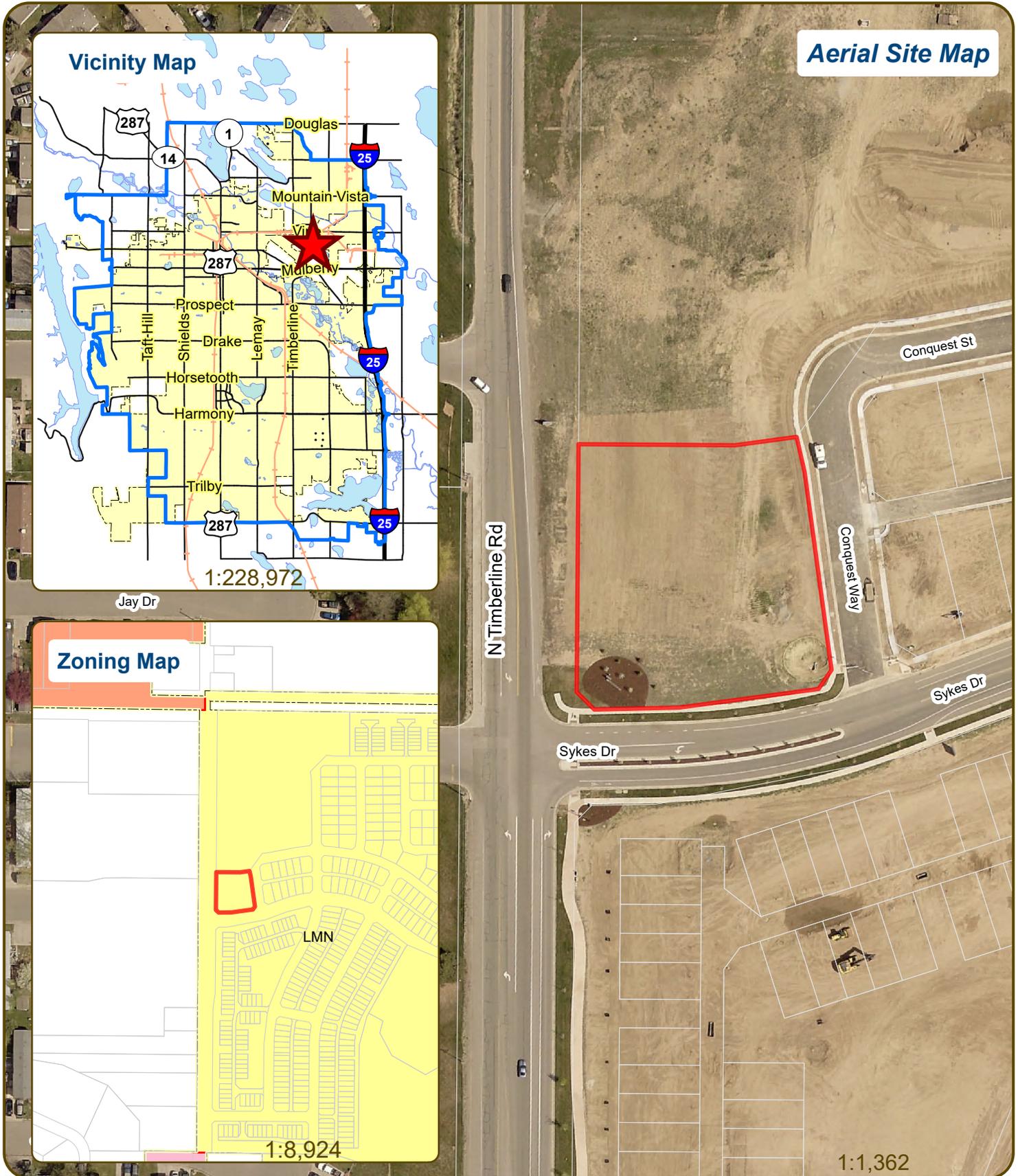
Schedule for 10/27/22

Meetings hosted via Zoom Web Conferencing

Thursday, October 27, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	Club Hitting CDR220082	Allyson Lehrman 610-608-4168 aalehrman@gmail.com	This is a request for the development of an indoor recreation facility at the corner of N Timberline Rd and Skyes Dr. (parcel # 8708170002). The applicant is proposing to construct an indoor baseball facility. The intent is to build a building with the previously approved plan footprint. Access to the site will come from Conquest Way to the east. The site is located directly east of N Timberline Rd. and approximately 0.19 miles south of E Vine Dr. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and is subject to a Major Amendment, Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: John Gerwel DRC: Brandy Bethurem HARRAS _____

Club Hitting Limited Indoor Recreation



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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) _____

Allyson Lehrman - business partner

Business Name (if applicable) Club Hitting

Your Mailing Address 2933 Ruff Way Fort Collins, CO 80528

Phone Number 610-608-4168 Email Address aalehrman@gmail.com

Site Address or Description (parcel # if no address) Mosaic Pad on corner of Sykes and Timberline

Description of Proposal (attach additional sheets if necessary) We propose to erect an indoor baseball facility aligned with existing design restrictions and within the square footage for the approved use for this space. (see attached)

Proposed Use Indoor baseball facility Existing Use --

Total Building Square Footage 4000 S.F. Number of Stories 1 Lot Dimensions ~172 x 135 ft

Age of any Existing Structures No existing structures on pad

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 4000 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?

Mosaic Pad Conceptual Review Application (p.2, description of use)

Pictures included have been provide by the broker linked to this site. We understand that a minor amendment may be necessary to encapsulate indoor recreation within this zoning.

We envision a facility that fits in well with the immediate neighborhood center as well as a larger regional area. The Edge sports complex closed in Fort Collins in 2021 and the nearest similar facility offering automated baseball batting cages is now located in Windsor. Our involvement with the local youth baseball community suggests that expanding the current Club Hitting facility (located in leased space on Lincoln Ave) will attract local athletes and their families who prefer to be able to stay within Fort Collins for baseball training services. Although the facility will be mainly serve the baseball community, our space will also be able to offer other indoor recreational space in a limited capacity. This may include other youth sports that could use an open turfed space or even adult fitness groups that are looking for a large indoor space.

COMMERCIAL PAD SITE OPPORTUNITY

MOSAIC | PAD SITE FOR SALE OR GROUND LEASE NEC OF TIMBERLINE ROAD AND SYKES DRIVE, FORT COLLINS, CO

1± MILE TO MULBERRY STREET & 3± MILES TO INTERSTATE 25

TIMBERLINE ROAD FRONTAGE

ACCESS & UTILITIES AT OR NEAR SITE

NEAR AN ABUNDANCE OF EXISTING AND FUTURE ROOFTOPS



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EXECUTIVE SUMMARY

THE SITE:

Commercial pad site available at the northeast corner of Timberline Road and Sykes Drive, at the entry to the Mosaic mixed-use development and adjacent to a future neighborhood pool. The site is just minutes north of East Mulberry Street (Highway 14) and just east of Interstate 25. The site is identified as the neighborhood center within the Overall Development Plan for the Mosaic development and can accommodate a building of approximately 4,000 - 6,000 sq. ft. with a potential mix of medical, commercial, retail or small restaurant businesses. It is surrounded by an abundance of existing rooftops as well as several large mixed-use developments that are in the planning stages. The site is available for sale or ground lease.

MARKET OVERVIEW & AREA INFORMATION:

- **POPULATION:** Fort Collins is the largest city in Northern Colorado with a population of approximately 175,000.
- **EDUCATION:** Colorado State University (“CSU”) Enrollment exceeds 33,000 students with approximately 7,600 faculty and staff members and is one of the largest employers in Fort Collins.
- **MAJOR EMPLOYERS:** HP, Intel, Broadcom, Comcast, UCHealth, CSU, Woodward, New Belgium Brewery, Odell Brewing Co., Otter Box, City of Fort Collins, Larimer County, and more.

PROPERTY HIGHLIGHTS

- Minutes to East Mulberry Street (Highway 14) and Interstate 25.
- Near an abundance of existing, under construction and planned rooftops.
- Access and utilities will be delivered at or near the site.
- Parking lot, sidewalk and landscaping will be delivered with site. Parking lot will be shared with neighborhood pool.
- Timberline Road frontage.

LAND AREA	30,000± SF
PRICING	See Page 3
CURRENT ZONING	LMN (Low Density Mixed-Use Neighborhood District)
PARCEL NUMBER	8708170002
COUNTY	Larimer

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COMMERCIAL PAD SITE OPPORTUNITY

PROPERTY DETAILS

PROPERTY DETAILS:

County: Larimer
Parcel #: 8708170002
Pad Site Size: 30,000± SF

PRICING:

- For Sale: \$400,000; or
- Ground Lease: \$40,000/yr NNN

MUNICIPAL FEES:

City of Fort Collins Development & Permit Fees: [click here](#)
East Larimer County Water District (ELCO) Fees: [click here](#)
Boxelder Sanitation District Fees: [click here](#)

UTILITY PROVIDERS:

Water - East Larimer County Water District
Sewer - Boxelder Sanitation
Electric - City of Fort Collins
Gas - Xcel Energy

ENTITLEMENTS:

- Annexed and zoned within the City of Fort Collins
- LMN (Low Density Mixed-Use Neighborhood District). Zoning Code: [click here](#)

The following are examples of uses permitted in the L-M-N District, subject to administrative review:

- Child care centers.
- Places of worship or assembly with a building footprint which does not exceed a total of twenty-five thousand (25,000) square feet.
- Neighborhood centers consisting of at least two (2) of the following uses: mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro brewery/distillery/winery.
- Adult day/respite care centers.

The following are examples of uses permitted in the L-M-N District, Subject to Planning and Zoning Board review:

- Neighborhood centers consisting of one (1) or more of the following uses: standard and fast food restaurants (without drive-in or drive-through facilities); artisan and photography studios and galleries; or convenience retail stores with fuel sales that are at least three-quarters ($\frac{3}{4}$) mile from any other such use and from any gasoline station; grocery store, health and membership club, provided that such use or uses are combined with at least one (1) other use listed in subparagraph (B)(2)(c)3 above.
- Offices, financial services, clinics and artisan and photography studios and galleries which are not part of a neighborhood center.
- Long-term care facilities.
- Public and private schools for elementary, intermediate and high school education, and for vocational and technical training.

Please note that other uses may be permitted administratively or by Planning and Zoning Board review and some of the uses listed are categorized as "secondary uses". Please see the Fort Collins Land Use Code for a complete list of these uses and other important zoning standards.

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COMMERCIAL PAD SITE OPPORTUNITY

CONCEPTUAL PLAN

Approximately 30,000 sq. ft. Commercial Pad Site.

The parking lot will include 18 stalls with 2 accessible stalls.

The overall design is to create a vibrant neighborhood center that will have successful businesses. Adjacent to the north will be an additional pool amenity for the neighborhood.



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COMMERCIAL PAD SITE OPPORTUNITY

MARKET DATA:

Fort Collins, with a population of approximately 175,000, is known nationally for its high quality life. A major economic driver for the city, Colorado State University has over 33,000 students and approximately 7,600 employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, and an educated, well compensated, workforce. Additionally, Fort Collins is known as a hub for innovation, research, and entrepreneurship, with key industries such as: Bioscience, Clean Energy, Hardware & Software Technology, Creative Industries, Water Resources and many more.

NOTABLE FORT COLLINS EMPLOYERS:

Advanced Energy Industries	Intel
Anheuser Busch	Larimer County
Banner Health Colorado	Madwire/Marketing 360
Broadcom Ltd.	New Belgium Brewing Co.
City of Fort Collins	OtterBox
Colorado State University	Poudre School District
Columbine Health Systems	Qualfon
Comcast	University of Colorado Health
Front Range Community College	Woodward, Inc.
Hewlett Packard	

Source: BizWest 2020 Book of Lists

DEMOGRAPHICS AND AREA INFORMATION

	1-MILE	3-MILES	5-MILES
2021 Est. Population	4,580	42,903	122,388
2026 Projected Population	5,001	46,435	131,315
2021 Est. Avg. HH Income	\$75,627	\$91,907	\$85,595
Median Age	35.0	35.3	31.1

Source: Site To Business - May, 2022



Population of approximately 909,000±

(30 mile radius from I-25 and US 34)

FORT COLLINS ACCOLADES

Fort Collins is consistently being recognized on “top and best of” lists.

- Ranked No. 5, Best Housing Markets for Growth and Stability in 2021: SmartAsset - March 2022 ([click here to view article](#))
- 2nd Best Cities for Small Business Owners: ValuePenguin - March 2021
- Ranked No. #1, ‘The best places to live in America in 2020’, MarketWatch. Oct 2020
- Ranked No. 4 Best Housing Markets for Growth and Stability in 2019: SmartAsset - Jul 2019 ([click here to view article](#))
- 5th Top Best Performing Cities: Milken Institute - Jan 2018

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