

# Preliminary Design Review Agenda

Schedule for 11/16/2022

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

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## Wednesday, November 16, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	<b>Blue Sky Self-Storage at Rudolph Farm PDR220014</b>	Royce Moriarty 425-457-9738 royce@gysdev.com	This is a request to develop a self storage facility at Lot 11 part of the Rudolph Farm PUD. (parcel # 8715300012). The Applicant is proposing to develop a two-phase self-storage/mini-warehouse project on a 3.07-acre lot as part of the proposed Rudolph Farm PUD and Plat, specifically Lot 11, located along the frontage of Clydesdale Parkway just north of the FRICO ditch and adjacent to the western boundary of the Prospect Middle/High School property. The proposal is for the construction of a 3-story, 100,800-sf +/- building in the first phase, which will be a mix of drive-up units and interior, climate-controlled units. The second phase of development will include approximately 7,900-sf of single-story, drive-up storage units. Access is taken from the future Clydesdale Pkwy. to the west. The site is approximately 0.23 miles east of Interstate-25 and approximately 0.16 miles north of E Prospect Rd. The property is within the Industrial District (I), and is subject to a Administrative (Type 1) Review.	<b>Planner:</b> Kai Kleer <b>Engineer:</b> Sophie Buckingham <b>DRC:</b> Brandy Bethurem Harras

**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](mailto: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** Blue Sky Self Storage at Rudolph Farm

**Project Address** (parcel # if no address) \_\_\_\_\_

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) Royce Moriarty, GYS Development  
(Applicant), Aaron Thompson, Aperio Property Consultants (Consultant)

**Business Name** (if applicable) GYS Development, LLC

**Applicant Mailing Address** P.O. Box 153607, Lufkin, TX 75915

**Phone Number** 425-457-9738 **E-mail Address** royce@gysdev.com

**Basic Description of Proposal** (a detailed narrative is also required) New 3-story, 100,800-sf self-storage facility, consisting of both drive-up units and interior climate controlled units (Phase 1), and 7,900-sf single-story drive up units (Phase 2)

**Zoning** PDP (Rudolph Farm) **Proposed Use** Self-Storage Mini Warehouse **Existing Use** Vacant

**Total Building Square Footage** 108,700 **S.F. Number of Stories** 3 **Lot Dimensions** ~ 350'x573'

**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.**

**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** 91,370 \_\_\_\_\_ S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



*Property Consultants, llc*

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October 11, 2022

City of Fort Collins  
Community Development & Neighborhood Services  
281 N. College Ave., Fort Collins, CO 80522-0580

**Re: Blue Sky Self-Storage at Rudolph Farm  
Preliminary Development Review Narrative**

The proposed Blue Sky Self-Storage project at Rudolph Farm is a two-phase self-storage / mini-warehouse project on a 3.07-acre lot as part of the proposed Rudolph Farm PUD and Plat, specifically Lot 11, located along the frontage of Clydesdale Parkway just north of the FRICO ditch and adjacent to the western boundary of the Prospect Middle/High School property. The proposal is for the construction of a 3-story, 100,800-sf +/- building in the first phase, which will be a mix of drive-up units and interior, climate-controlled units. The second phase of development will include approximately 7,900-sf of single-story, drive-up storage units.

All required offsite infrastructure, including streets, utilities and drainage facilities will be constructed by the Rudolph Farm developer prior to development of the Blue Sky project. No additional utility main construction is anticipated with the project.

Following are responses to the City's Preliminary Development Review Questionnaire:

*(a) What are you proposing/use?*

Self-Storage / Mini-Warehouse, both drive-up and climate controlled.

*(b) What improvements and uses currently exist on the site?*

At present, the property is undeveloped. However, the site is part of the Rudolph Farm development which will provide infrastructure improvements including streets, utilities and regional drainage facilities.

*(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.*

Two vehicular site access points are proposed, both from Clydesdale Parkway. Pedestrian connectivity will also be from Clydesdale Parkway. Customer parking will be adjacent to the office portion of the building.

*(d) Describe site design and architecture.*

Site design is such that the building will be central to the property, with access drives adjacent to all four sides of the Phase 1 structure. Phase 2 will include access drives to serve the drive-up door locations. Building Architecture will be in keeping with city standards and requirements, similar to other self-storage projects constructed by the Applicant within the city. A concept building perspective depicting architectural style and colors is included with the Preliminary Design Review application materials.

*(e) How is your proposal compatible with the surrounding area?*

Rudolph Farm is a proposed mixed-use development, of which industrial land uses are a major component. This property is located within an industrial area designated on the proposed Rudolph Farm ODP. Additionally, the property abuts the school to the east, which is compatible with a storage use.

*(f) Is water detention provided? If so, where? (show on site plan)*

Yes, water quality and detention are being provided offsite by the master developer of Rudolph Farm and are shown on the Preliminary Site Plan in their proposed locations.

*(g) How does the site drain now (on and off site)? Will it change? If so, what will change?*

The site drains to the south-southwest. Drainage patterns will remain largely the same in this area of the overall development.

*(h) What is being proposed to treat run-off?*

A proposed offsite raingarden and detention pond will treat runoff.

*(i) How does the proposal impact natural features?*

There are no natural features affected by this proposal, as the property is vacant farm ground that will undergo mass grading as part of the overall development of Rudolph Farm.

*(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?*

There are no existing structures. The proposed 3-story Phase 1 building will be sprinklered, the Phase 2 buildings will not.

*(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?*

No.

*(l) Have you previously submitted an application?*

No.

*(m) What specific questions, if any, do you want addressed?*

None.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at [Aaron@aperiopc.com](mailto:Aaron@aperiopc.com).

Sincerely,



Aaron Thompson

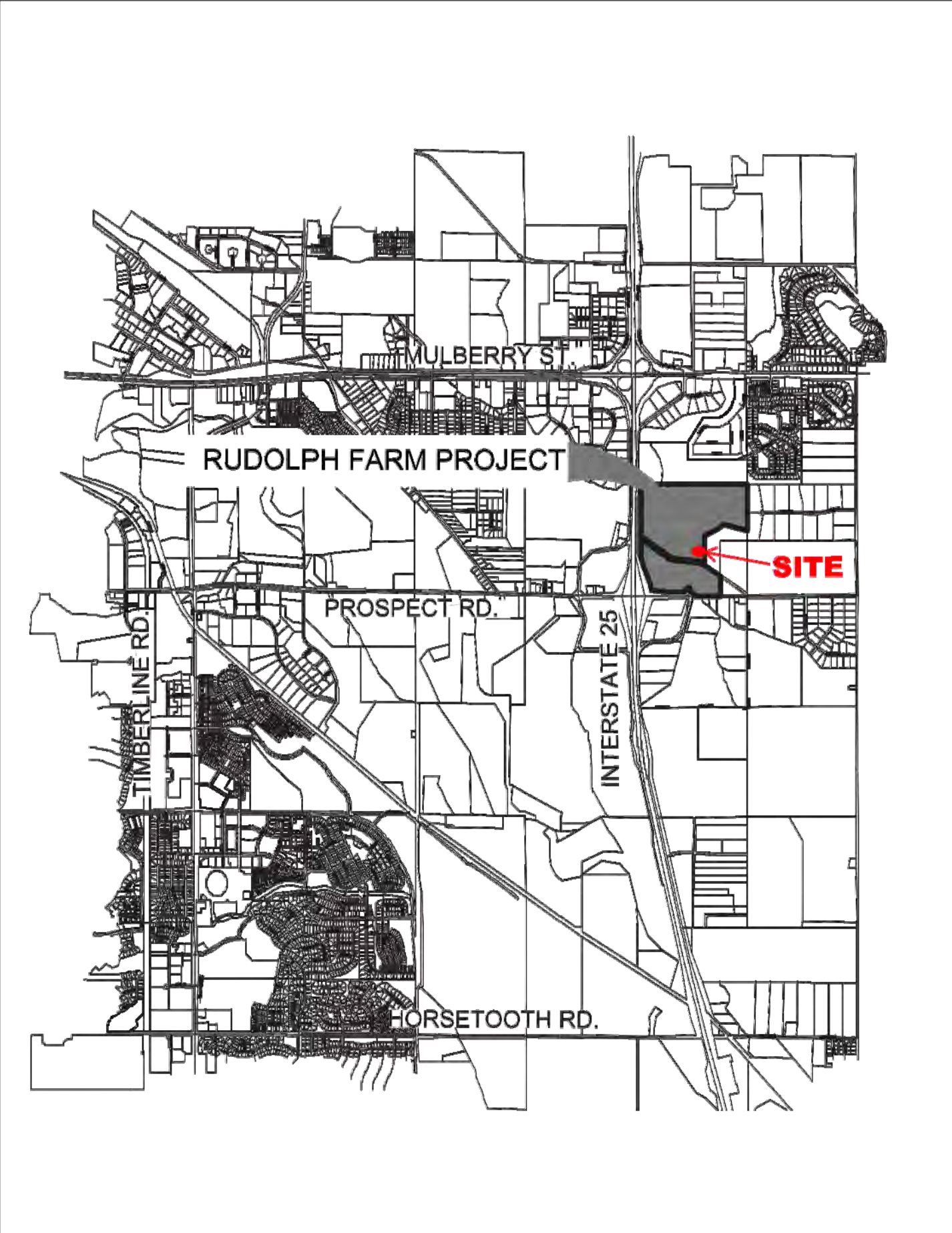
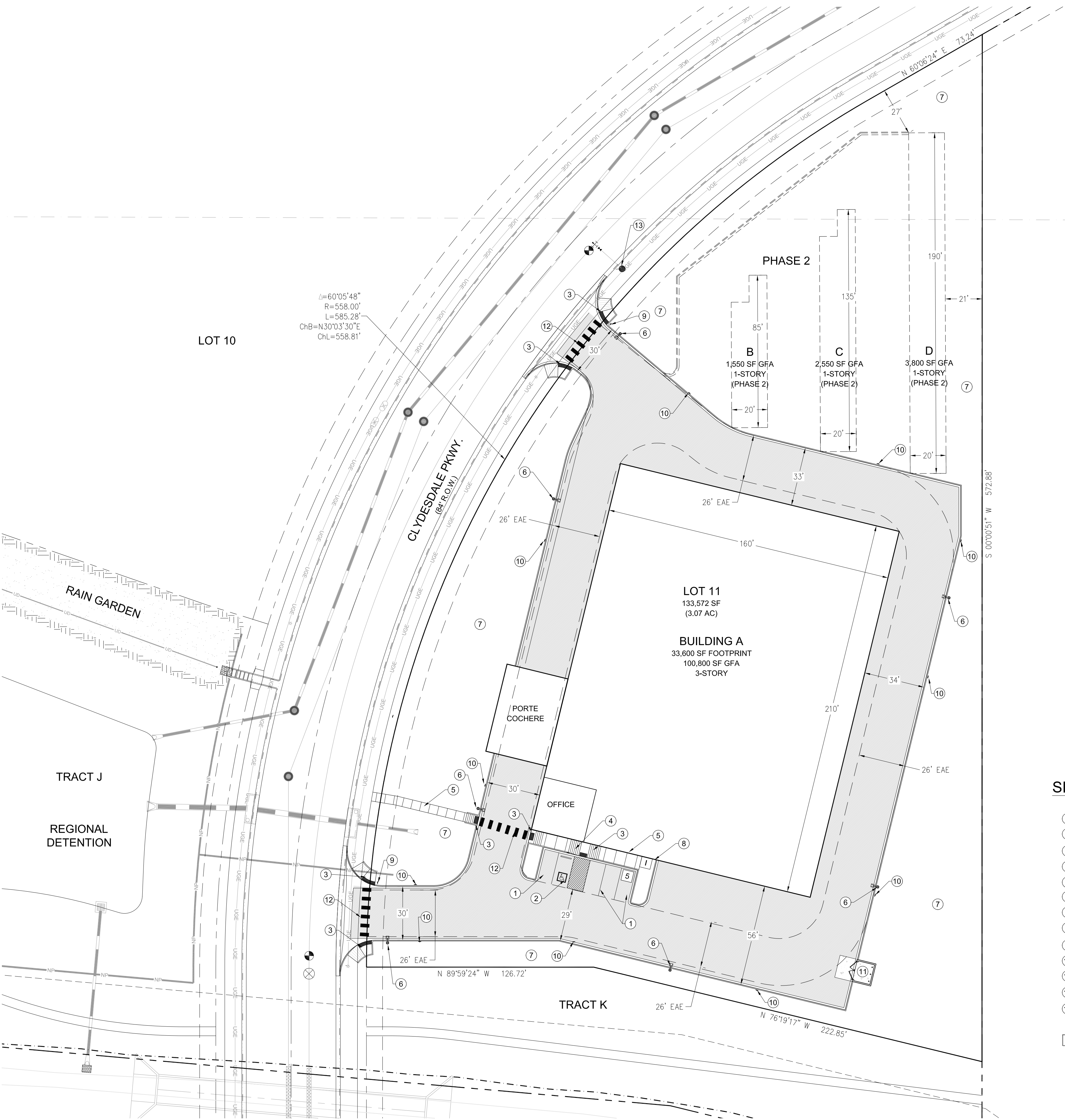
**Aperio Property Consultants, LLC**

Cc: Royce Moriarty, GYS Development LLC  
David Carron, VFLA Architecture  
Andy Reese, Northern Engineering



# BLUE SKY SELF STORAGE AT RUDOLPH FARM PRELIMINARY DEVELOPMENT REVIEW

LOT 11, RUDOLPH FARM  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

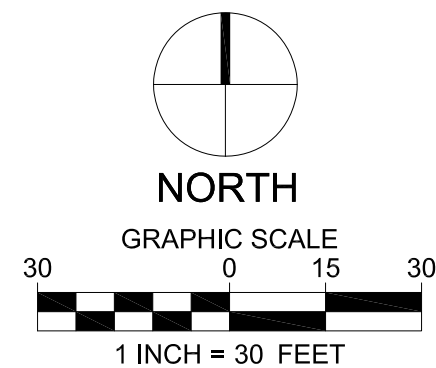


VICINITY MAP  
1"=5000'

PROSPECT  
MIDDLE/HIGH  
SCHOOL  
LOT 3

## SITE PLAN KEYNOTES

- ① 9' x 19' STANDARD PARKING STALL
  - ② 9' x 19' ADA PARKING STALL
  - ③ ADA ACCESSIBLE RAMP
  - ④ ADA VAN ACCESSIBLE POLE-MOUNTED SIGN
  - ⑤ SIDEWALK
  - ⑥ SITE POLE MOUNTED LIGHT
  - ⑦ LANDSCAPE AREA
  - ⑧ BIKE RACK
  - ⑨ STOP SIGN
  - ⑩ FIRE LANE - NO PARKING SIGN
  - ⑪ TRASH ENCLOSURE
  - ⑫ PAINTED CROSSWALK
  - ⑬ FIRE HYDRANT (BY OTHERS)
- ③ STALL COUNT



*Aperio*  
Property Consultants, llc  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

OCTOBER 11, 2022

PRELIMINARY SITE PLAN





## CONCEPTUAL ELEVATION & PERSPECTIVE

PROSPECT & I-25 SELF STORAGE | 10.12.2022

419 CANYON AVE. SUITE 200 | FORT COLLINS, COLORADO | 970.224.1191 | 108 EAST LINCOLNWAY | CHEYENNE, WYOMING | 307.635.5710 | [www.VFLA.com](http://www.VFLA.com)