

Conceptual Review Agenda

Schedule for 11/17/22

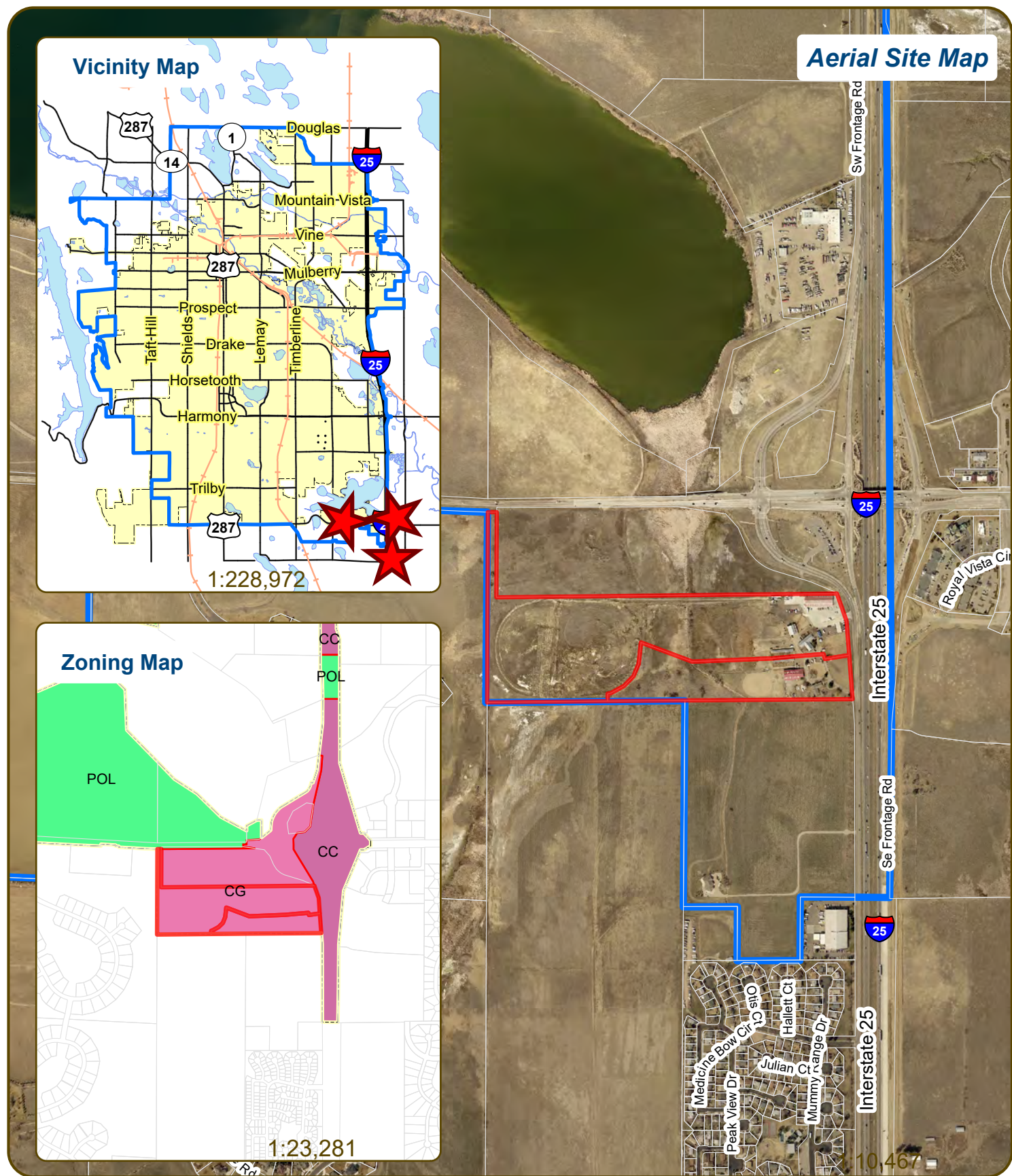
Meetings hosted via Zoom Web Conferencing

Thursday, November 17, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	Lodgepole ODP-7795-7801 SW Frontage Rd CDR220090	Brian Williamson 970-226-0557 bwilliamson@TSTINC.com	This is a request for Overall Development Plan (ODP) for commercial, and industrial 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 flexible light industrial and 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 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.	Planner: Will Lindsey Engineer: John Gerwel DRC: Todd Sullivan

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. 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?



November 7, 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 as one site. The Eastern most 4-5 acres will be developed with 2-3 fast food drive through restaurants, a C-Store with gas, and a 10k-12k sf multitenant retail building. Moving west, a series of buildings are depicted on the plan, ranging from 25k-35k sf in multiple configurations. The desired uses are mainly from the list of CAC approved uses, with some from the list of proposed APU below. The smaller buildings are configured to share a common open space and parking lot, that provide a space for informal outdoor events. On the north side of the site there is a carveout for 4.5 acres of stormwater detention. On the eastern most side larger 100k to 130k sf buildings are shown, with a goal of mixed light industrial with some retail storefronts and office space. 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.

List of proposed APU:

- Light Industrial
- Workshops and custom small industry- artisanal
- Craft Brewery, distillery and winery (urban style)
- Ghost Kitchens, catering, Food prep
- Plumbing and electrical businesses
- Personal and business service shops
- Retail stores with vehicle servicing
- Veterinary and small animal clinics
- Dog Day Care and Kennels
- Child Care Centers

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

1. Response to the proposed list of APU requests, and to what extent the City would support those uses in the CAC overlay.
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.



If you have are 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

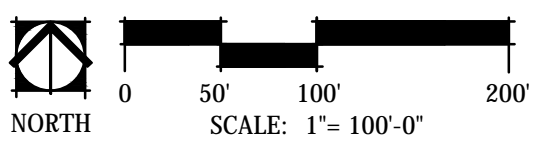
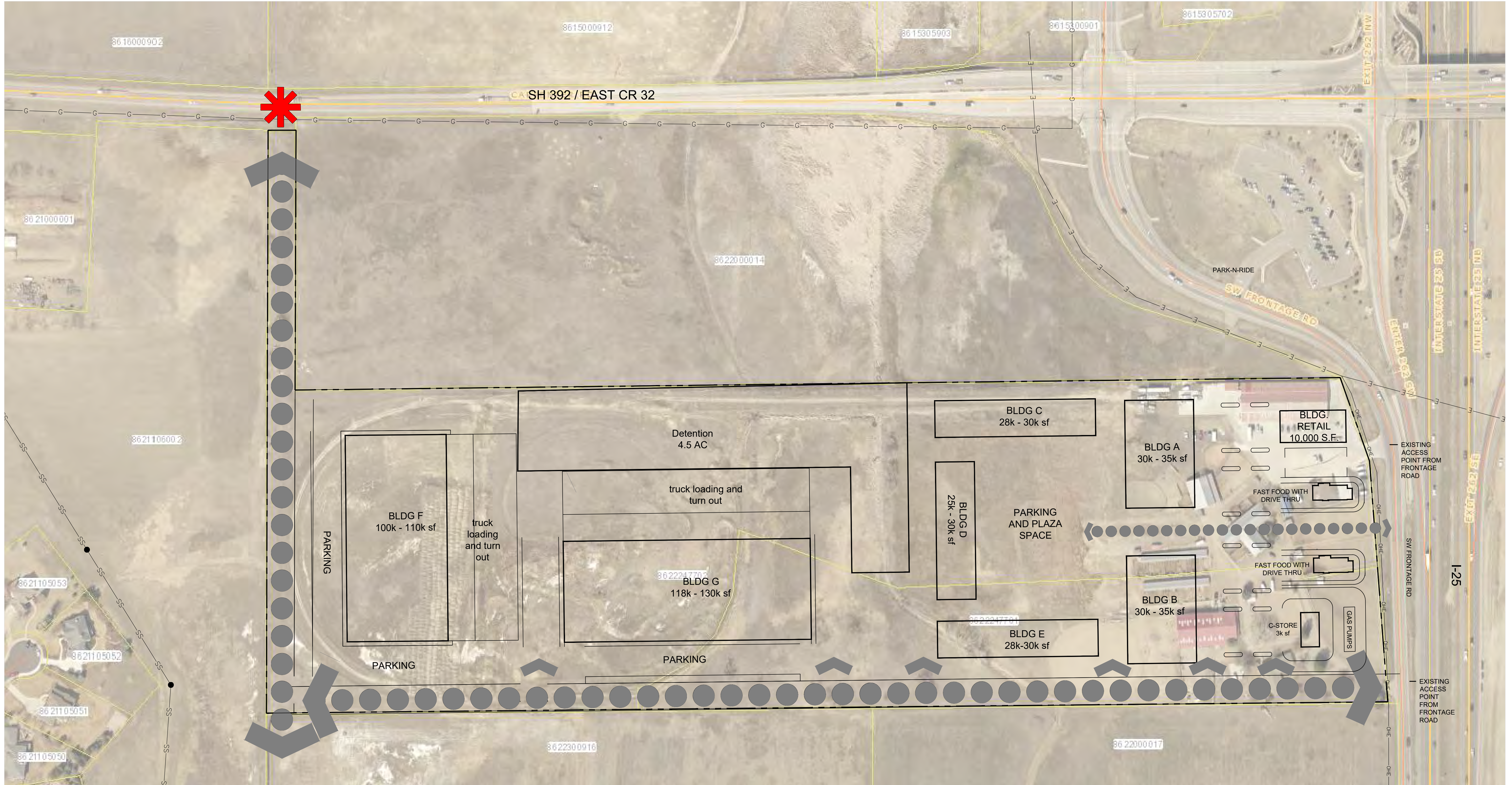
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970.226.0557 (main)

Extension #174





TST

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LODGEPOLE - Concept Review II
RETAIL / FLEX / LIGHT INDUSTRIAL CONCPET
SHEET1 OF 1

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