

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

4/13/2023 9:15 AM

## Project Name

Bloom Filing One Track II Mixed Commercial  
CDR230024

## Applicant

Dean Barber  
970-215-9183  
dbarber@tdc-dev.com

## Description

This is a request to develop a mix of commercial buildings at Tract II of Bloom Filing One (parcel # 8709307009). The applicants propose to develop a previously undeveloped property which is the most SW portion of Bloom Filing One (Tract II) with a variety of commercial uses including a car wash, fast food restaurant, auto-related commercial, and child care. Access is taken from Frontage Rd N running parallel to E Mulberry St. to the south. The site is directly S of Frontage Rd N and approximately 0.18 miles west of the intersection of E Mulberry St and Greenfields Ct. The property is within the General Commercial District (C-G) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.

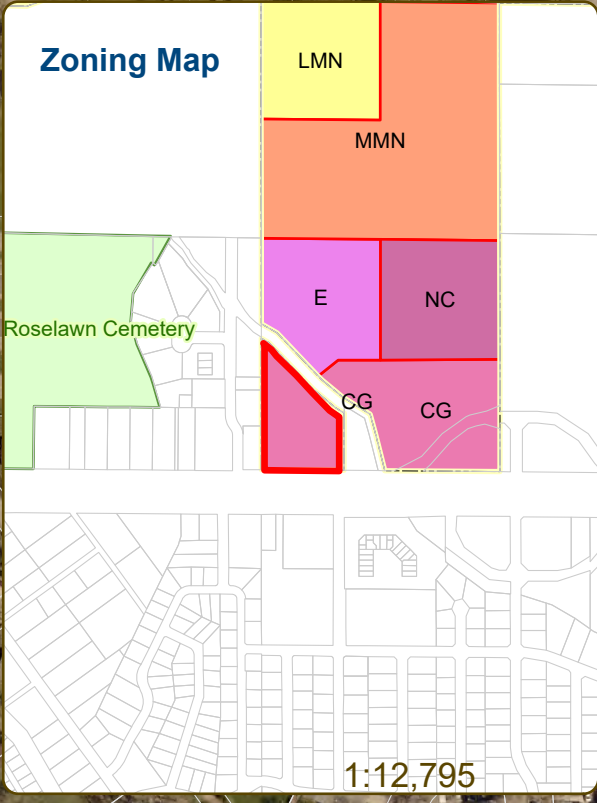
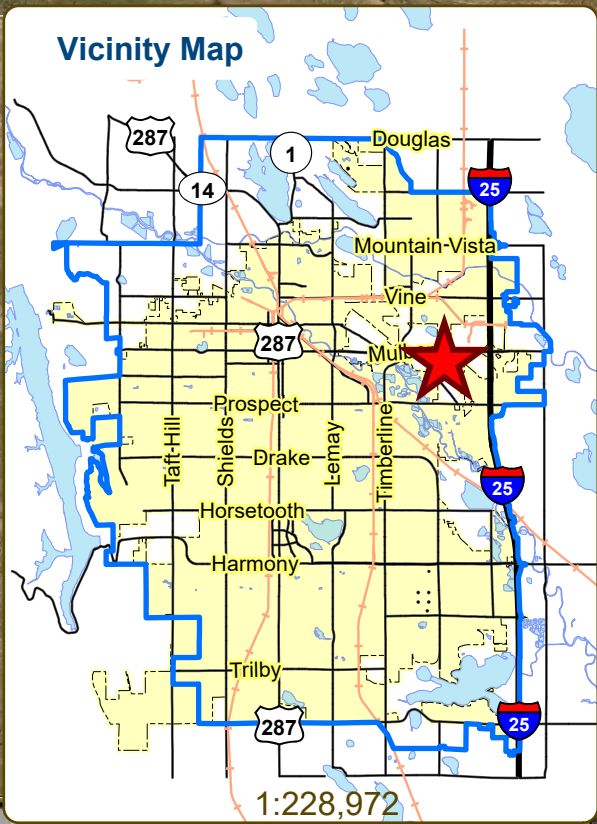
**Planner:** Kai Kleer

**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

# Bloom Filing One Track II Mixed Commercial Mixed Commercial Uses (Type 2)

**Aerial Site Map**



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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?

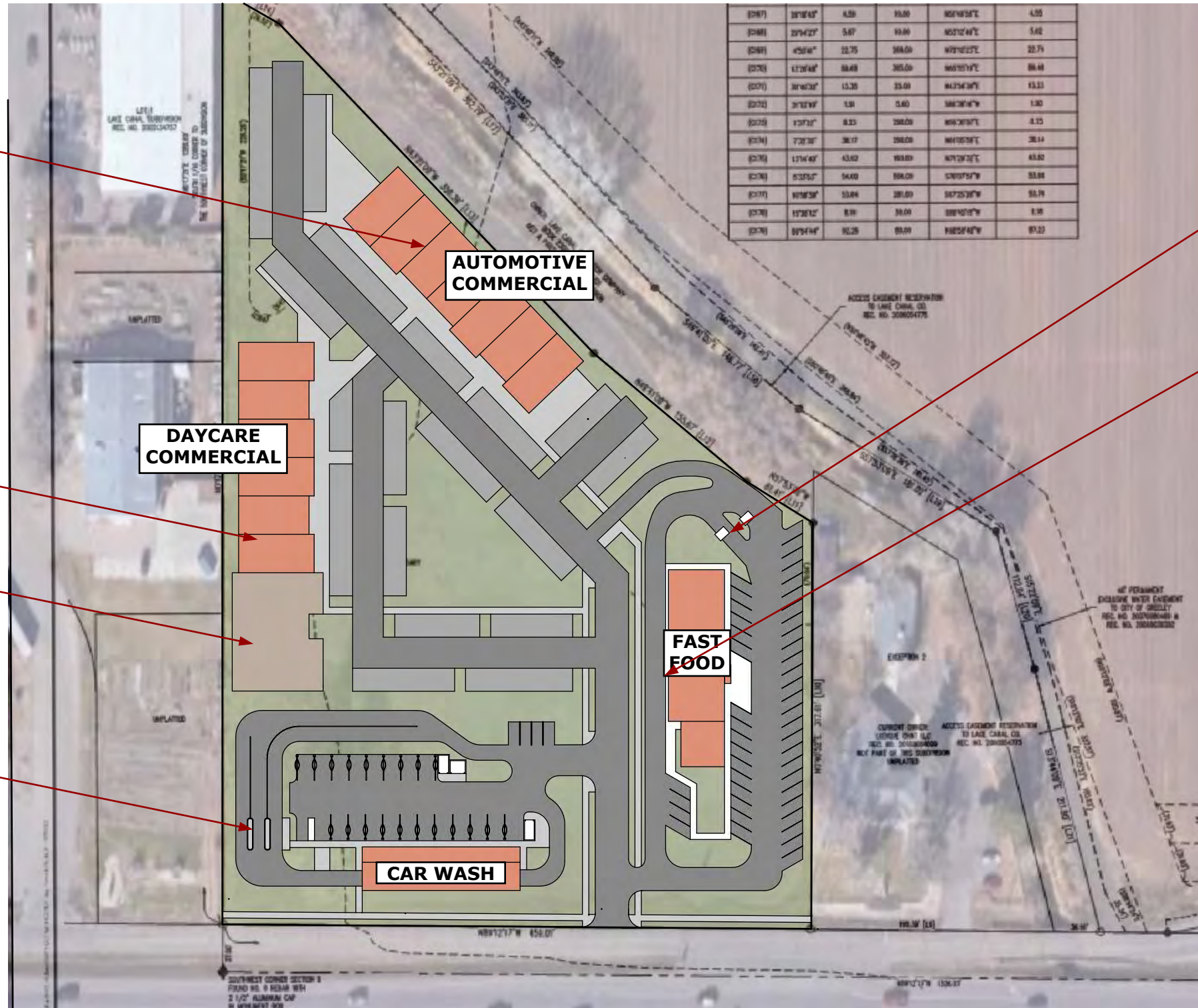


12,000 SF  
COMMERCIAL  
BUILDING

10,000 SF  
COMMERCIAL  
BUILDING

PLAYGROUND  
AREA

CAR WASH  
KIOSKS



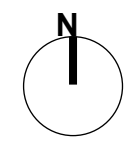
DRIVE-THRU  
ORDERING

DRIVE-THRU  
WINDOW



# Multi-Use Development on Mulberry - Concept Site Plan

MULBERRY NORTH FRONTAGE ROAD N, FORT COLLINS, COLORADO | January 19, 2023

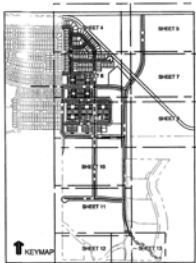
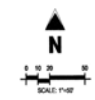


**OVERALL SITE PLAN**

SCALE: 1" = 100'-0"

# BLOOM FILING ONE

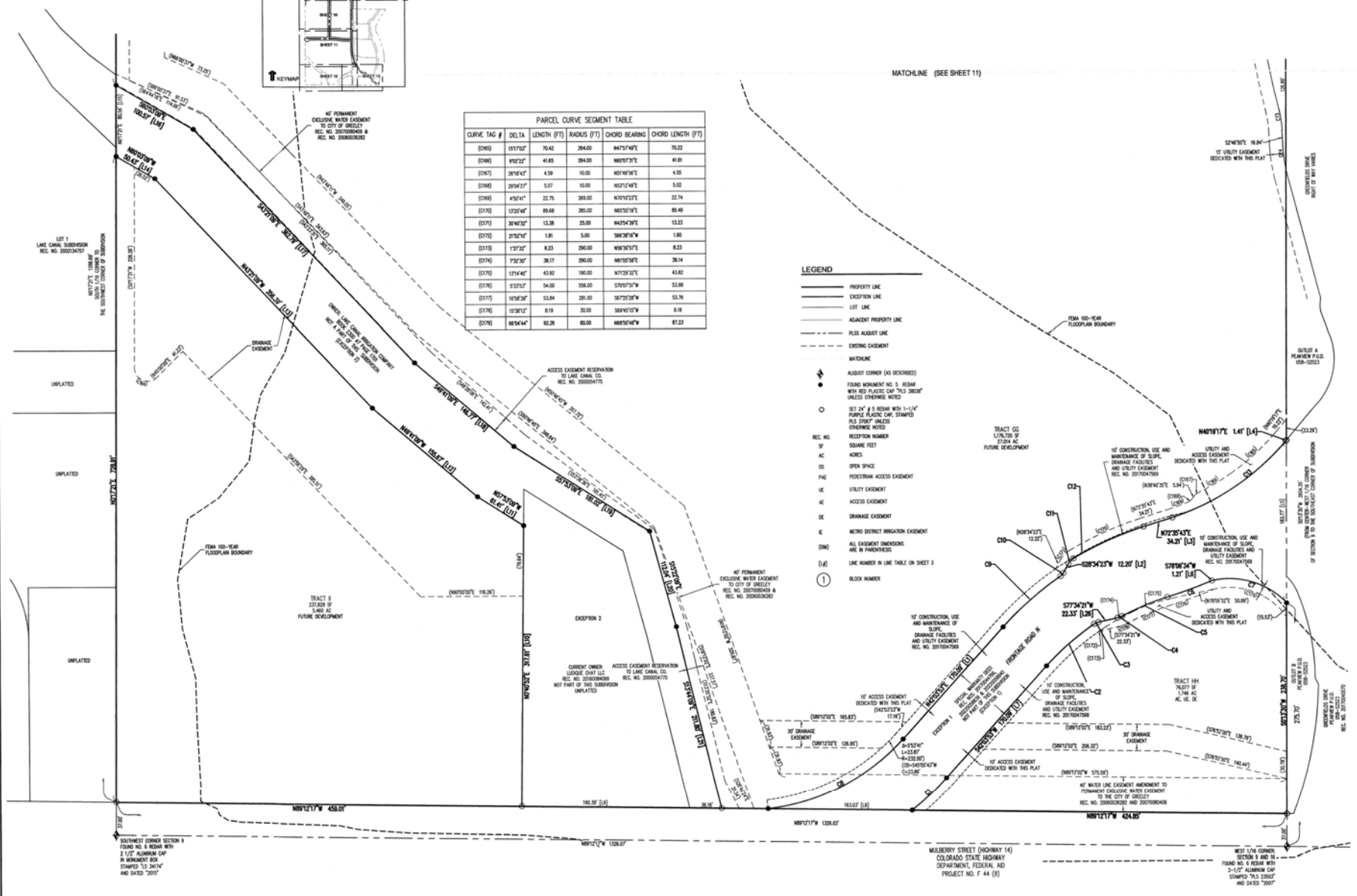
LOCATED IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(016)	151°17'0"	76.42	384.00	N43°57'46"E	76.22
(016)	93°27'2"	41.85	384.00	N09°57'31"E	41.81
(016)	28°46'47"	4.59	10.00	N03°46'36"E	4.55
(016)	29°42'37"	5.07	10.00	N03°17'49"E	5.02
(016)	45°41'4"	22.75	269.50	N03°02'23"E	22.74
(017)	132°57'48"	89.88	265.50	N03°50'37"E	89.48
(017)	30°42'38"	13.38	25.00	N42°54'30"E	13.33
(017)	27°52'57"	1.91	5.00	S08°30'16"W	1.90
(017)	137°37'2"	8.23	265.50	N08°20'37"E	8.23
(017)	73°27'30"	38.17	265.50	N01°50'36"E	38.14
(017)	137°44'40"	43.82	195.00	N07°29'32"E	43.82
(017)	53°33'3"	54.80	106.00	S70°57'36"W	53.88
(017)	105°58'38"	53.84	281.50	S67°23'38"W	53.78
(017)	103°58'12"	8.19	30.00	S69°40'15"W	8.16
(017)	69°46'44"	82.28	80.00	N08°50'46"W	87.23

### LEGEND

- PROPERTY LINE
- EXCEPTION LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- PLUS ALIQUOT LINE
- EXISTING EASEMENT
- MATCHLINE
- ALIQUOT CORNER (AS DESCRIBED)
- ◆ FOUND MONUMENT NO. 5, BEARING WITH RED PLASTIC CAP "P.L.S. DROOP" UNLESS OTHERWISE NOTED
- SET 2" # 5 BEARING WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "P.L.S. DROOP" UNLESS OTHERWISE NOTED
- REC. NO. RECEPTION NUMBER
- SQ. FEET SQUARE FEET
- ACRES ACRES
- OS OPEN SPACE
- PAE PEDESTRIAN ACCESS EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- E METRO DISTRICT PRORATION EASEMENT
- (DM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESIS
- (L#) LINE NUMBER IN LINE TABLE ON SHEET 3
- (1) BLOCK NUMBER



*Handwritten signature and date:*  
 11-8-2022



**BLOOM FILING ONE**  
 LOCATED IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, T. 7 N., R. 68 W., OF THE 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	INT.
1	1/27/2021	City comments	AN.
2	5/19/2021	City comments	AN.
3	3/30/2022	City comments	AN.
4	5/19/2022	City comments	AN.
5	6/01/2022	Revisions	ACS
6	7/12/2022	City comments	AN.
7	8/17/2022	City comments	AN.
8	10/20/2022	Right of Way Dedication	AN.
9	1/19/2023	City comments	AN.

Project No: 199-00002-10  
 Drawn By: AN  
 Checked By: FAX  
 Date: 01/19/2023