

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

4/20/2023 11:15 AM

Project Name

Karasa Fort Collins
CDR230029

Applicant

Caitlin Sheahan
970-986-6784
caitlin.sheahan@kimley-horn.com

Planner: Kai Kleer

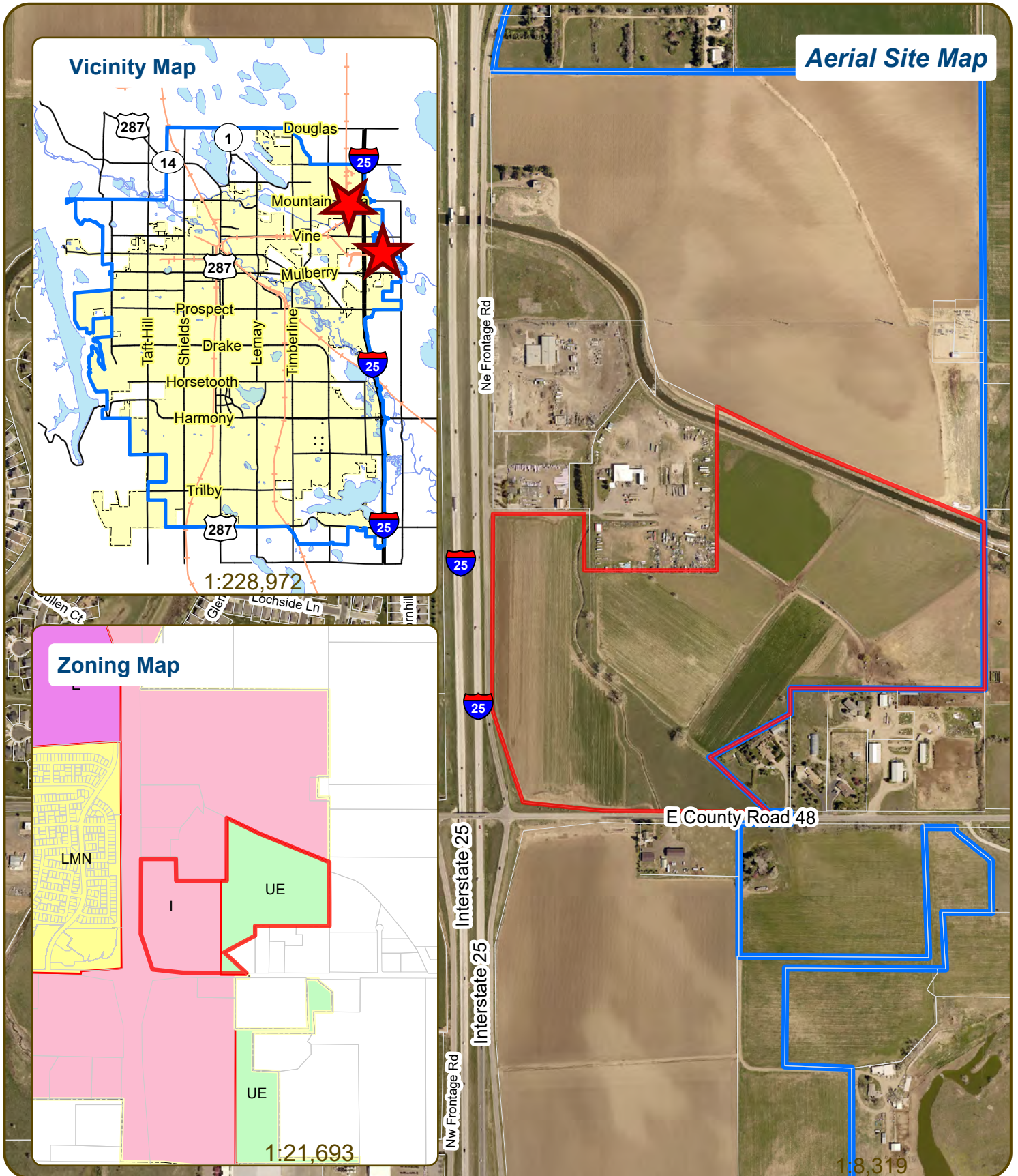
Engineer: Sophie Buckingham

DRC: Tenae Beane

Description

This is a request to develop a plan for industrial pad sites and single family residential at 980 NE Frontage Rd (parcel # 8703000014). The applicants propose to develop the 78.5 acre property with the western portion being 5 industrial pad sites and the eastern portion consisting of approximately 55 half acre single family lots. Access is taken directly from NE Frontage Rd. to the west. The site is directly E of NE Frontage Rd and directly north of E Vine Dr. The property is within the Urban Estate District (U-E) and Industrial District (I) zone districts and the project would be subject to Overall Development Plan (ODP) review.

Karasa Fort Collins Industrial and Residential Development



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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) _____

Caitlin Sheahan (Consultant, Kimley-Horn) ; P A Koscielski (Owner / Consultant, Dakota Springs Engineering)

Business Name (if applicable) Kimley-Horn

Your Mailing Address 3801 Automation Way Suite 210 Fort Collins, CO 80525

Phone Number 970-986-6784 Email Address caitlin.sheahan@kimley-horn.com

Site Address or Description (parcel # if no address) _____

8703000014 ; Front Range Farms Annexation and Zoning, East of I-25 and North of Vine

Description of Proposal (attach additional sheets if necessary) _____

Industrial development consistent with I-L existing zoning

Residential development consistent with Urban estate residential zoning

Proposed Use Industrial and Residential Existing Use Agricultural / Vacant

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures NA

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? Small portion is AE, most of site is X

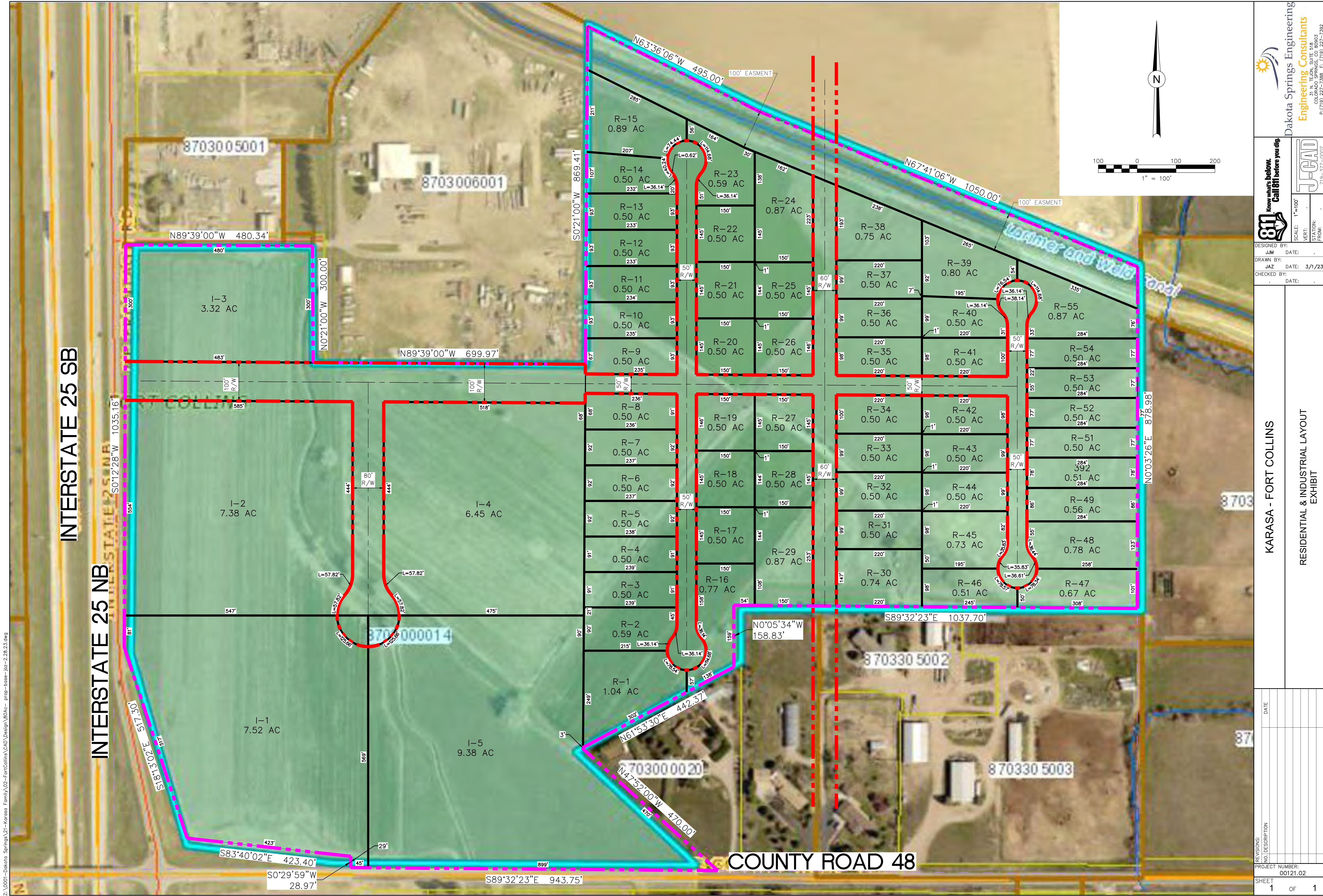
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area ~approx 60% of site (47 acres) 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?



INTERSTATE 25 SB

INTERSTATE 25 NB

COUNTY ROAD 48

KARASA - FORT COLLINS
 RESIDENTIAL & INDUSTRIAL LAYOUT
 EXHIBIT

REVISIONS:	NO.	DESCRIPTION	DATE
PROJECT NUMBER:	00121.02		
SHEET:	1	OF	1

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