

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

5/31/2023 8:30 AM

## Project Name

Prospect Ridge Lot 3 & Lot 6  
PDR230003

## Applicant

Andy Reese  
970-852-6858  
Andy.Reese@kimley-horn.com

## Description

This is a request to develop a convenience store with fuel sales on lot 3 of the Rudolph Farm Subdivision (parcel # 8715300013). The applicant proposes to develop the 1.39 acre lot for use as a convenience store and fuel sales, including a fueling station canopy and associated parking to support the store. Access is taken from Prospect Ridge Dr to the North. The site is directly north of E Prospect Rd and directly west of Carriage Parkway. The property is within the General Commercial District (C-G) zone district and the project would be subject to Administrative (Type 1) Review.

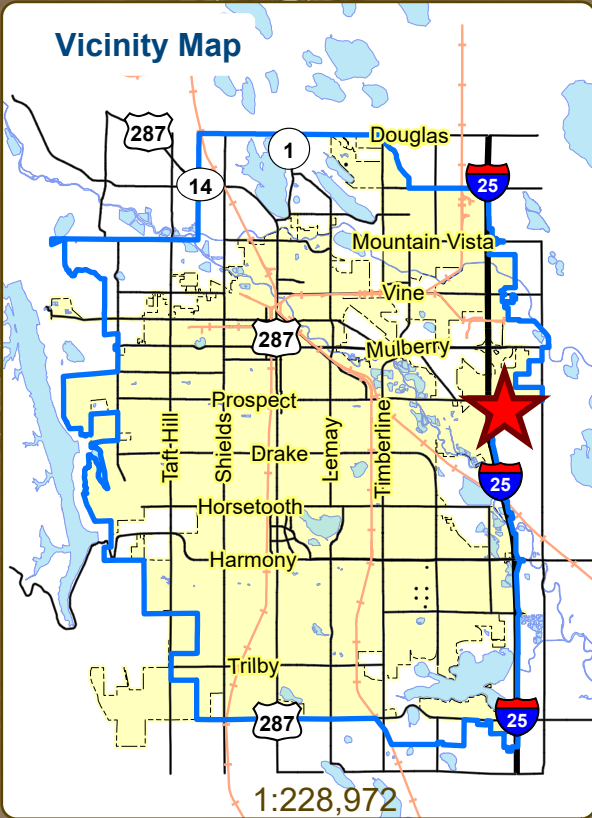
In addition, the applicant team requests to construct two commercial buildings on lot 6 of the Rudolph Farm Subdivision (parcel # 8715300013). The applicant proposes to develop the 2.6 acre lot for use as commercial buildings with the south building supporting a drive-thru restaurant. Access is taken from a private drive to the north that is connected to Carriage Parkway. The site is directly north of E Prospect Rd and directly east of Carriage Parkway. The property is within the General Commercial District (C-G) zone district and the project would be subject to Planning and Zoning Board (Type 2) Review.

**Planner:** Kai Kleer

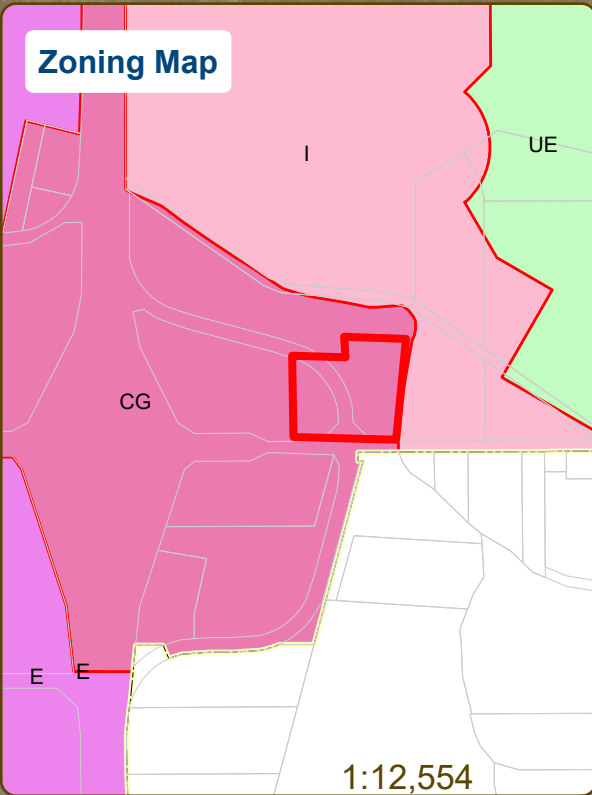
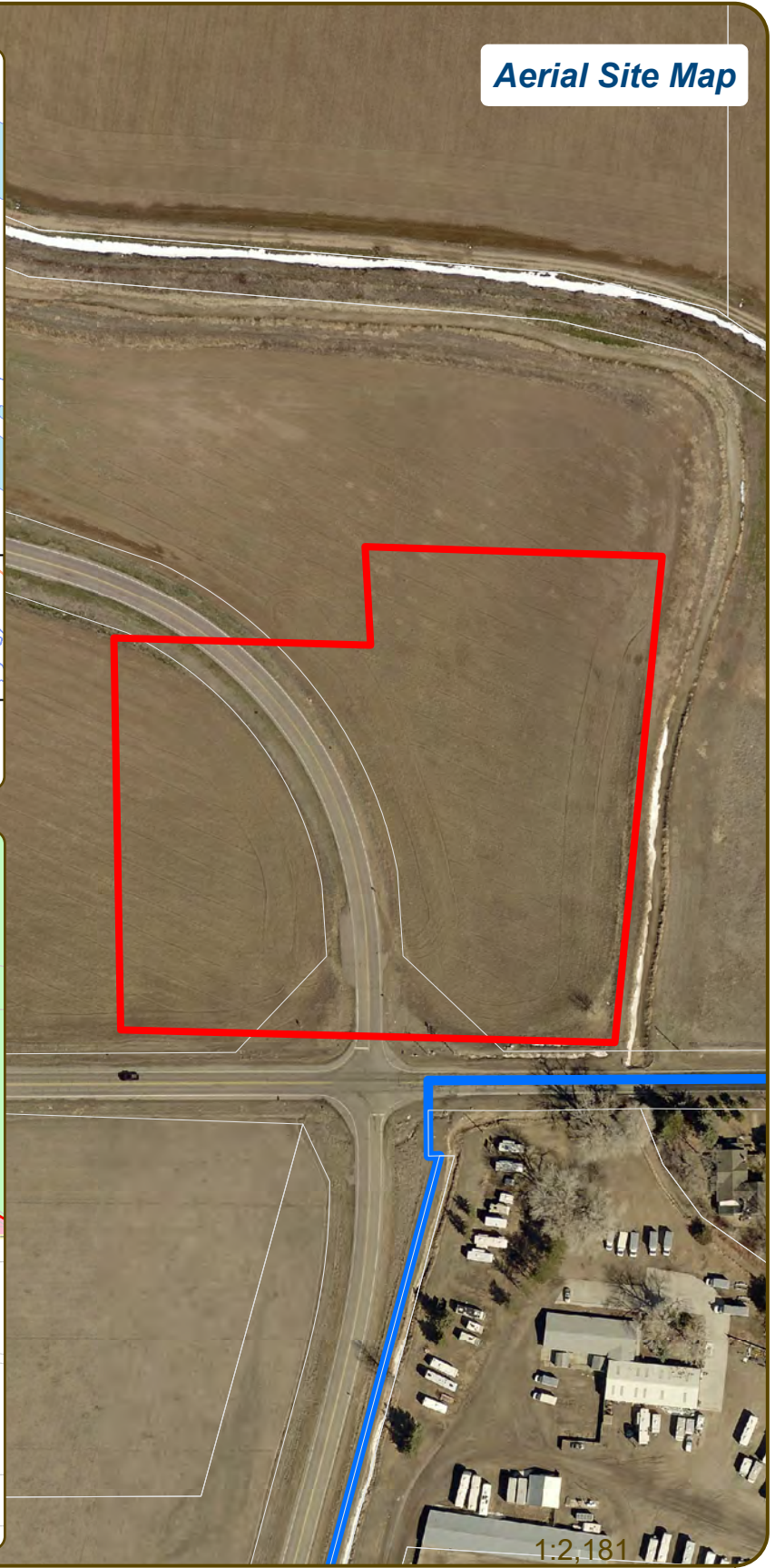
**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

# Lots #3 & 6 of Rudolph Farms Subdivision Commercial/Fueling Station



**Aerial Site Map**



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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 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

Project Address (parcel # if no address)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required)

Zoning 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.

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 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

## **Project Narrative: Prospect Ridge – Gas Station – Lot 3**

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

- NC – Neighborhood Commercial District

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

- Undeveloped parcel currently zoned as General Commercial (CG)

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

- Access will be provided via an access from Carriage Parkway, and traffic is expected to turn left on Prospect Ridge Drive. Customers will turn left into Lot 3 to access convenience store or gas pumps.

**(d) Describe site design and architecture.**

- The site design is intended to meet the operational requirements of the gas station operator by providing parking around the perimeter of the building, semi-truck access to the fuel tanks, and visibility to Prospect
- Architecture is less defined at this point, but would be intended to meet Fort Collins requirements and to conform with the other architecture that is planned throughout the Prospect Ridge project. Traditional signage for the gas station client will be used.

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

- The project is situated at the corner of the future Prospect/Carriage Parkway intersection and will act as the gateway to the Prospect Ridge project. Specific tenant will be a gas station with use of gas canopy and associated parking. The site plan currently sets the buildings back from Prospect in order to comply with the Prospect Corridor Plan.

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

- Detention and water quality are being provided offsite by the master developer in detention ponds and rain gardens located south of the project site. Flows will sheet flow south by curb cuts into a rain garden.

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

- **Flows will follow the approved Rudolph Drainage design, with flows flowing from the northeast to the southwest. The site impervious values will conform with the approved report as well.**

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

- **Extended detention basin and rain gardens.**

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

- **It does not impact any natural features.**

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

**sprinklers?**

- **Proposed commercial buildings to be sprinklered as code requires.**

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

- **No, but we are curious to learn more about specific requirements staff may have for a gas station.**

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

- **No. First preliminary development review submittal.**

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

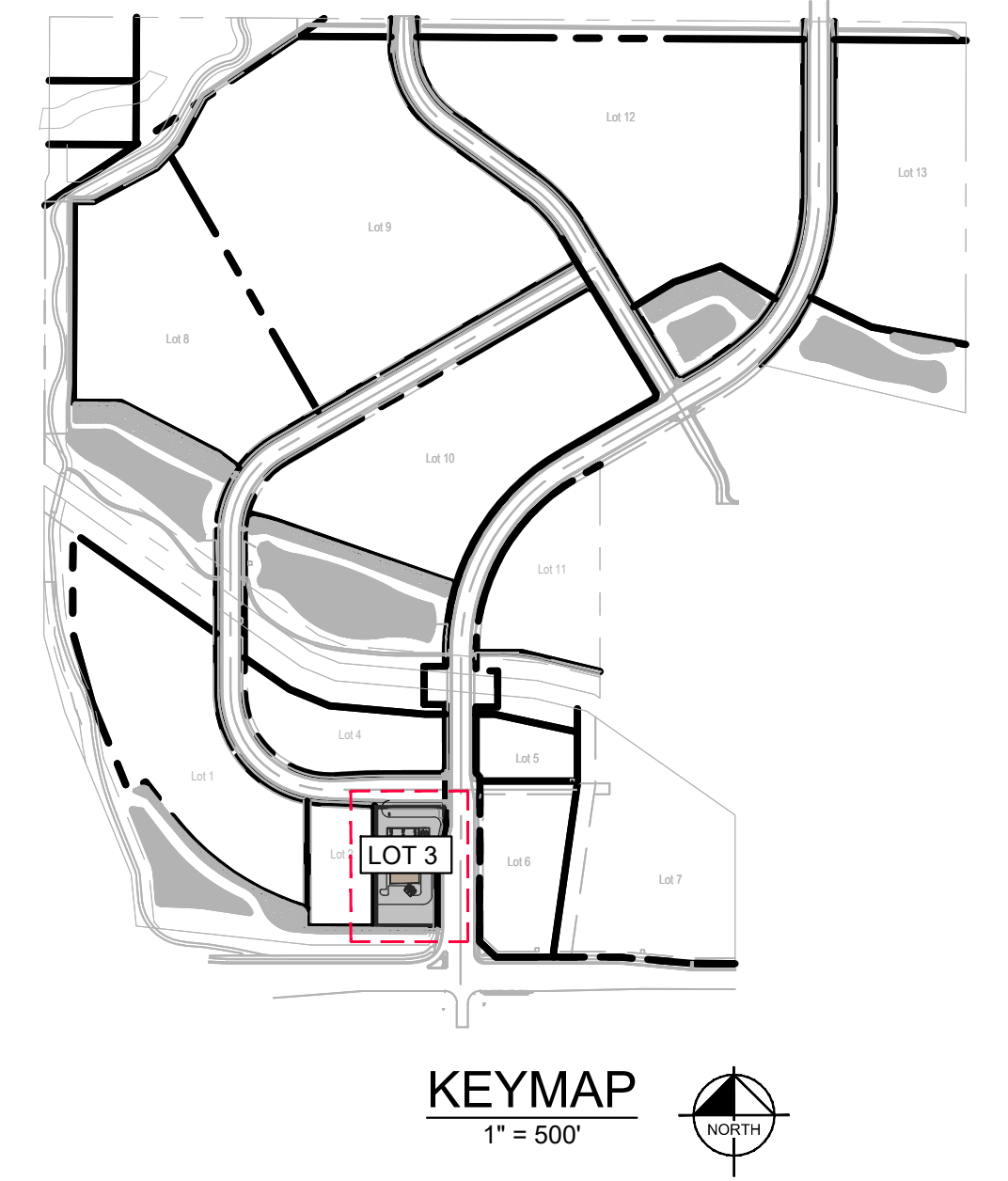
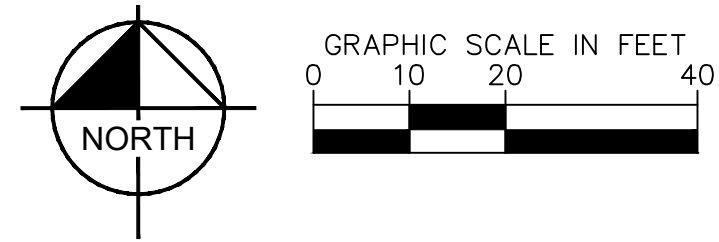
- **Are there any specific requirements for gas station we should be aware of? We saw some of the concerns associated with the new station at Prospect and Lemay and saw some of the operational restrictions that were required. Should we expect anything like that here?**

# LOT 3 - GAS STATION

PROSPECT RIDGE  
FORT COLLINS, CO  
05/10/2023

## SITE INFORMATION

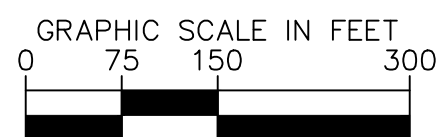
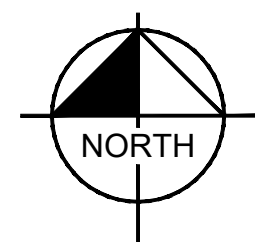
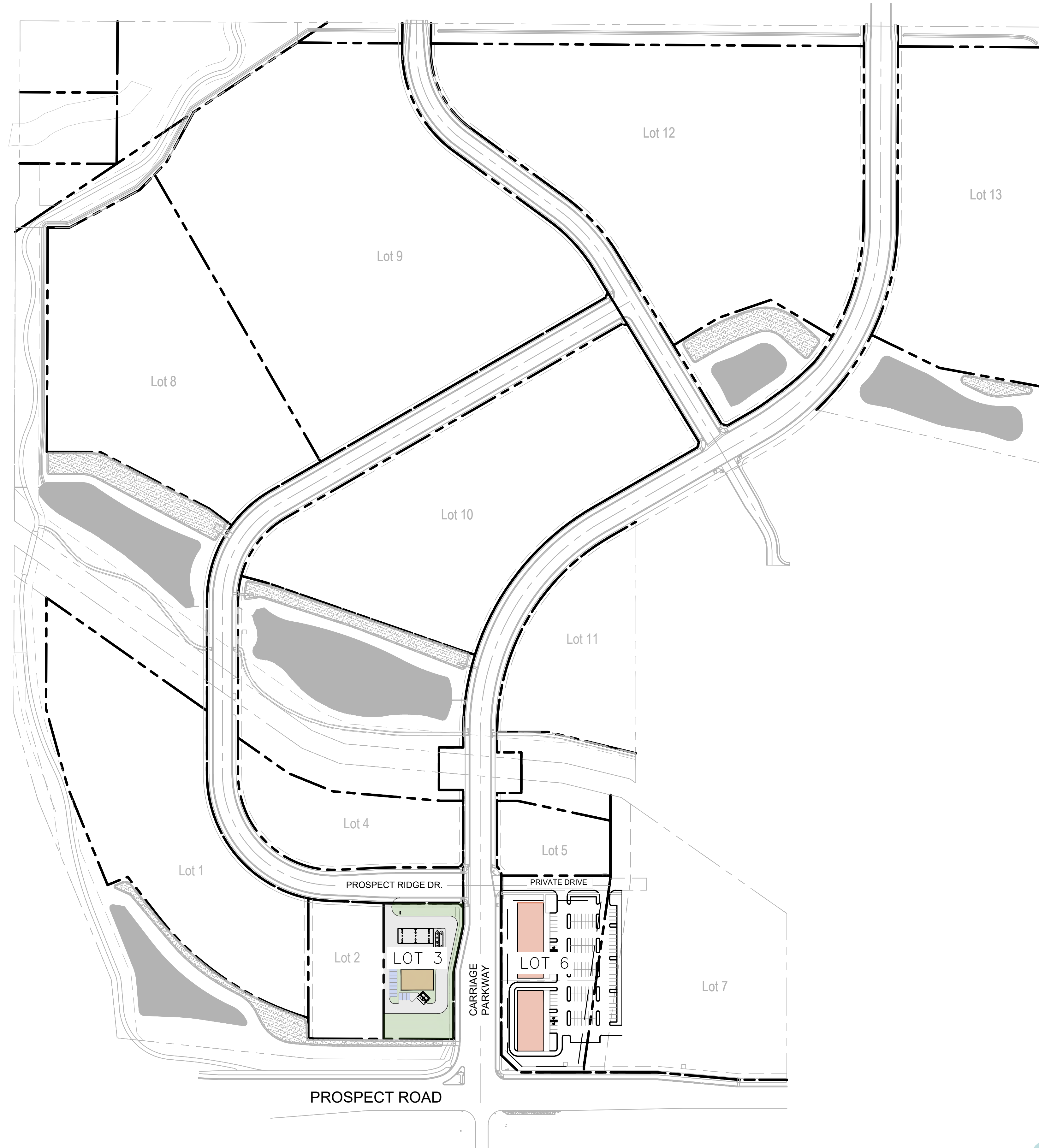
TOTAL SITE AREA	1.39 ACRES
TOTAL BUILDING AREA	4000 SQFT.
PARKING REQUIREMENTS (GENERAL RETAIL = 2-4SP/1,000 BLDG. SQFT.)	MIN: 8 STALLS MAX: 16 STALLS
PARKING PROVIDED	22 STALLS



**Kimley»Horn**

3801 AUTOMATION WAY  
SUITE 210  
FORT COLLINS, COLORADO  
(970) 986-6807

**OVERVIEW**  
**PROSPECT RIDGE**  
FORT COLLINS, CO  
05/10/2023



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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 Prospect Ridge - Lot 6 East Commercial

Project Address (parcel # if no address) Rudolph Farm Lot 6

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Andy Reese - Consultant

Business Name (if applicable) Kimley-Horn and Associates

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

Phone Number 970.852.6858 E-mail Address Andy.Reese@kimley-horn.com

Basic Description of Proposal (a detailed narrative is also required) 2.6 acre development of commercial lot.

Development includes two (2) commercial buildings, drive-thru, and associated parking

Zoning NC Proposed Use NEIGHBORHOOD COMMERCIAL DISTRICT Existing Use CG - General Commercial

Total Building Square Footage 21,905 S.F. Number of Stories 2 Lot Dimensions Varies

Age of any Existing Structures Undeveloped parcel

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 [x] 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 67,240 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)





## **Project Narrative: Prospect Ridge – East Commercial – Lot 6**

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

- NC – Neighborhood Commercial District

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

- Undeveloped parcel currently zoned as General Commercial (CG)

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

- Access will be provided via an access from Carriage Parkway, and traffic is expected to circulate through the parking lot. A connection to Lots 5 & 7 are provided via the northern drive.

**(d) Describe site design and architecture.**

- The site design is intended to place the commercial buildings along the Carriage Parkway frontage for visibility and access. The north drive is intended to provide access to Lot 5 to the north and Lot 7 to the east. A second connection to Lot 7 is also envisioned from the southeast corner of the project. The concept plan shows a shared parking area that would overlap into Lot 7. Cross access agreements between the two lots are anticipated.
- Architecture is less defined at this point, but would be intended to meet Fort Collins requirements and to conform with the other architecture that is planned throughout the Prospect Ridge project.

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

- The project is situated at the corner of the future Prospect/Carriage Parkway intersection and will act as the gateway to the Prospect Ridge project. While specific tenants have not been identified, the uses that are envisioned comply with the commercial zoning of the parcel as well as the overall intent of the larger project area. The site plan current sets the buildings back from Prospect in order to comply with the Prospect Corridor Plan.

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

- Detention and water quality are being provided offsite by the master developer in detention ponds and rain gardens located west of the project site.

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

- **Flows will follow the approved Rudolph Drainage design, with flows flowing from the northeast to the southwest. The site impervious values will conform with the approved report as well.**

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

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

- **It does not impact any natural features.**

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

**sprinklers?**

- **Proposed commercial buildings to be sprinklered as code requires.**

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

- **No, but we are curious to learn more about ways to incorporate the drive-thru in a manner that works for staff.**

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

- **No. First preliminary development review submittal.**

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

- **Are there any requirements for the drive thru we should be aware of?**

# LOT 6 - EAST COMMERCIAL

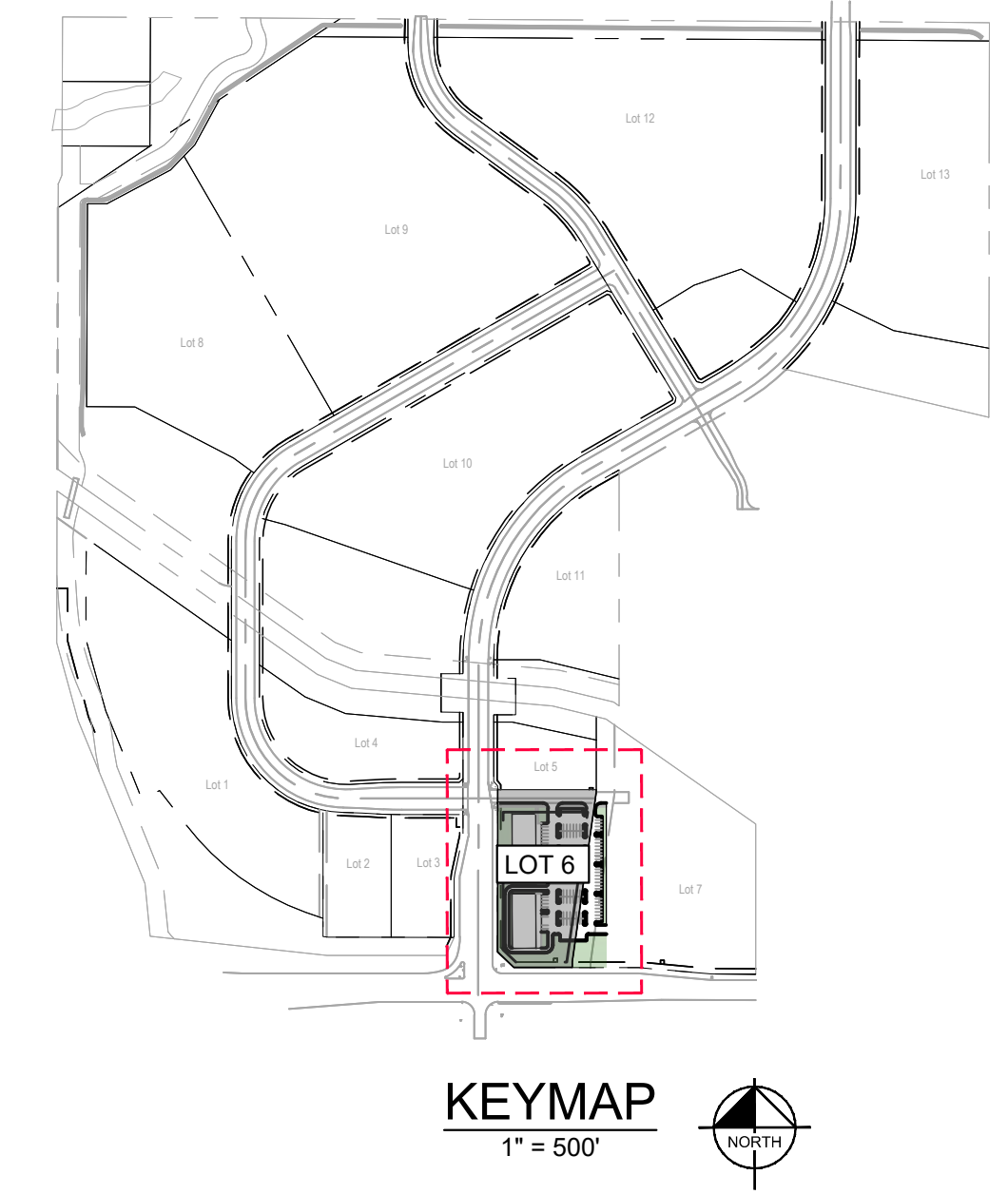
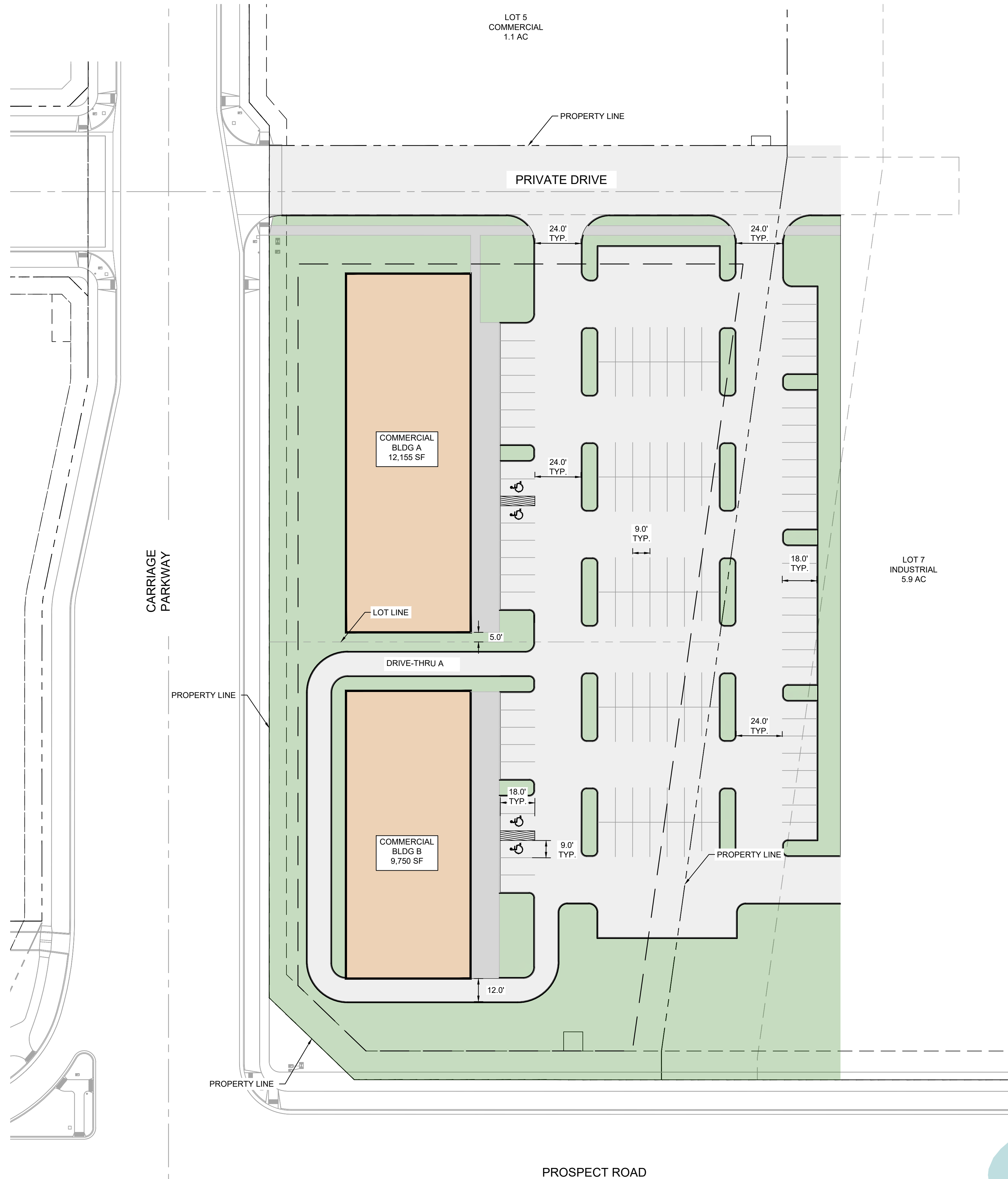
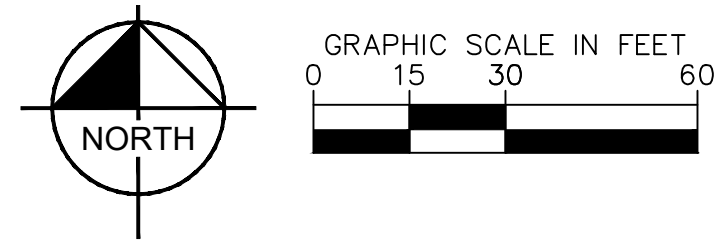
## PROSPECT RIDGE

### FORT COLLINS, CO

05/10/2023

### SITE INFORMATION

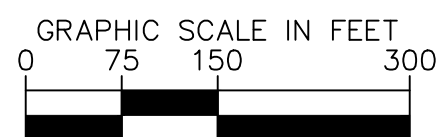
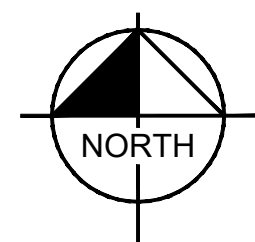
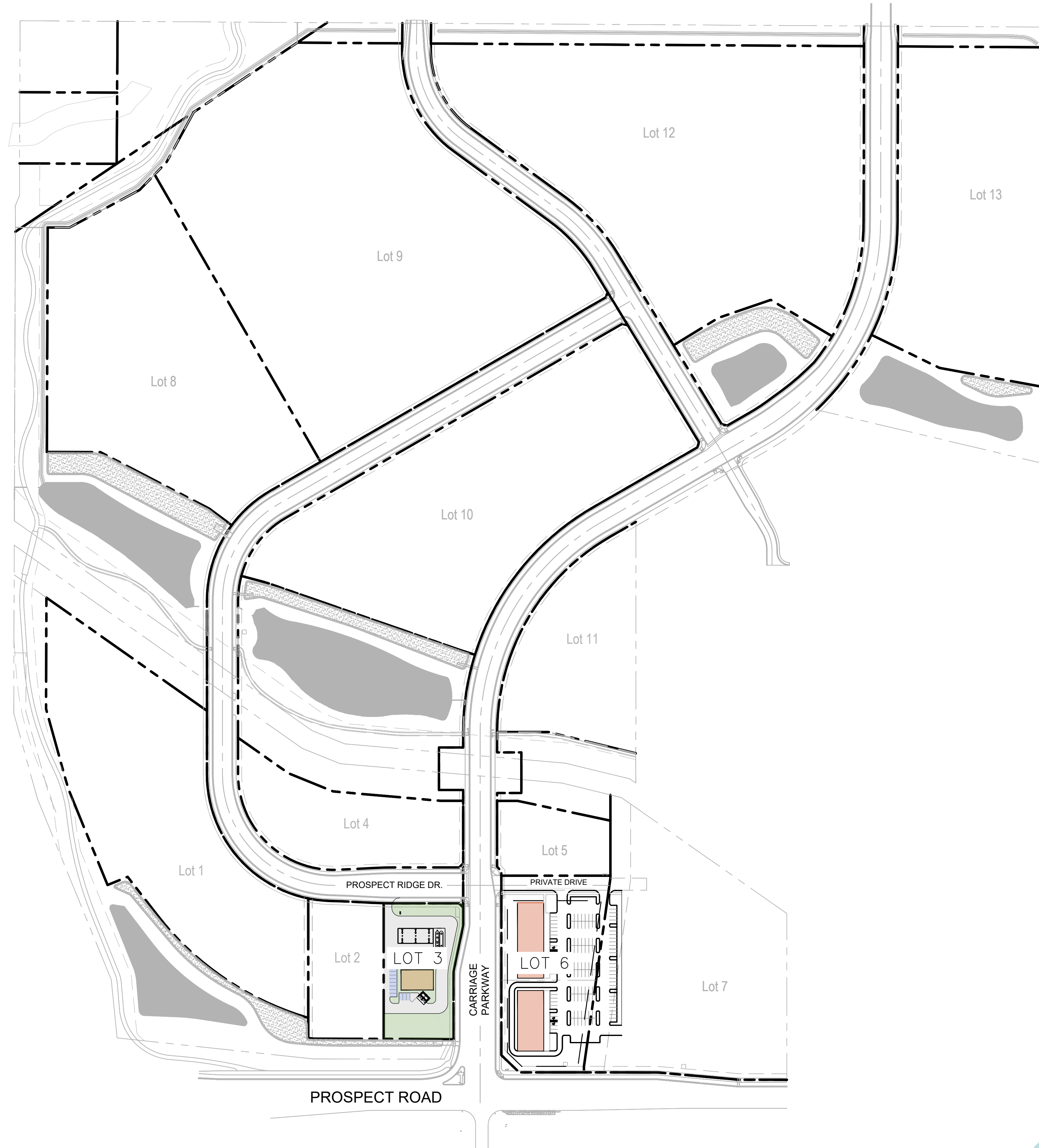
TOTAL SITE AREA	2.60 ACRES
BUILDING AREA	21,905 SF
GREEN SPACE	32,9940 SF
REQUIRED PARKING STALLS (2 SPACES / 1,000 SF BLDG)	MINIMUM: 44 STALLS
PROVIDED PARKING STALLS	124 STALLS



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