

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

7/12/2023 8:30 AM

## Project Name

Crossdock Development  
PDR230007

## Applicant

Scott Moser  
502-716-0659  
smoser@crossdockdevelopment.com

**Planner:** Kai Kleer

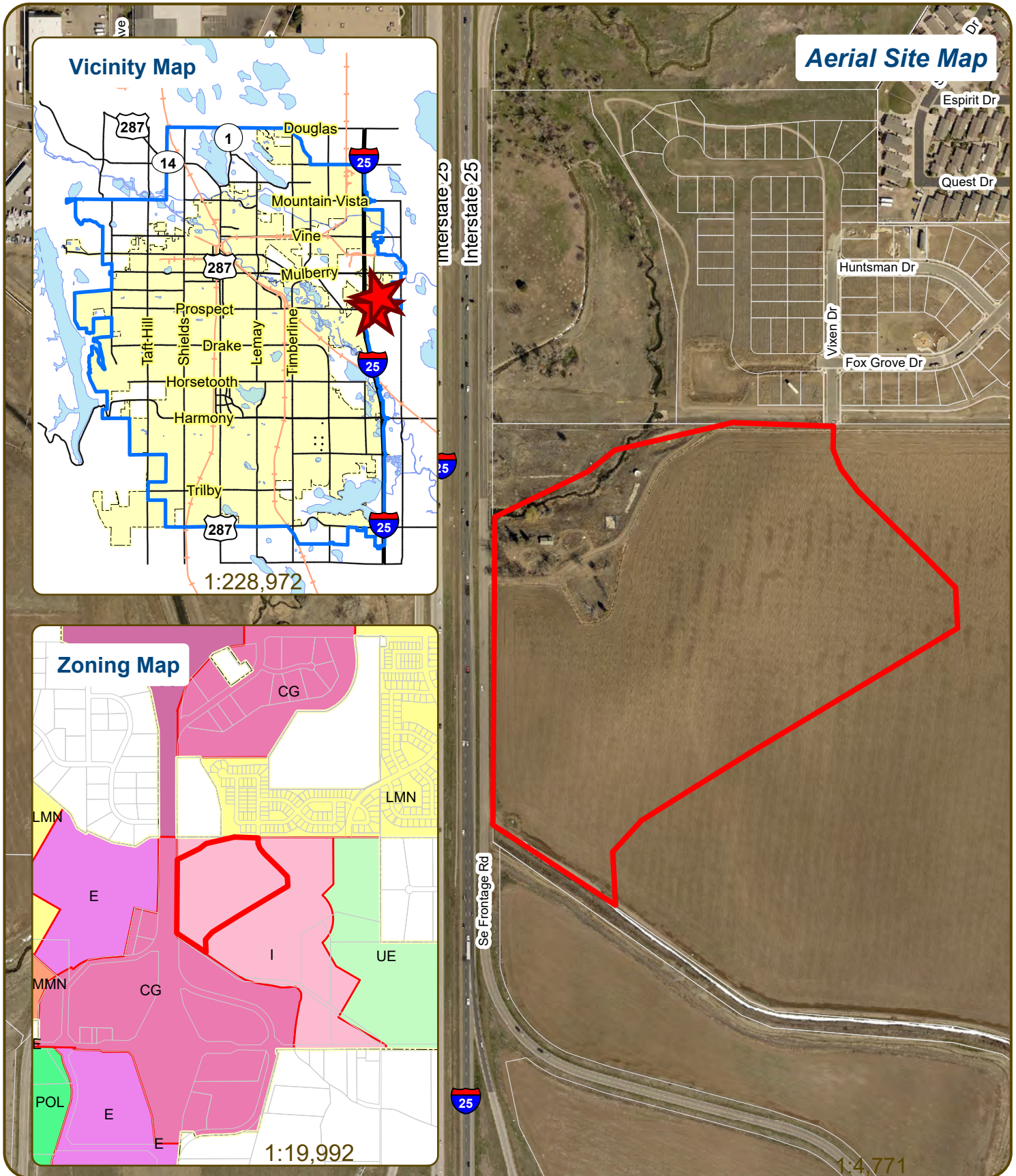
**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

## Description

This is a request to develop distribution warehouse buildings on lots 8 and 9 of the Rudolph Farm Subdivision (parcel # 8715300012). The applicant proposes to develop the currently undeveloped approximately 27-acre property into an Industrial development that would consist of three warehouses that would be used for distribution. Access is taken from the future Prospect Ridge Dr to the SE. The site is approximately 0.25 miles north of E Prospect Rd and directly east of Interstate-25. The property is within the Industrial District (I) zone districts and the project would be subject to Administrative (Type 1) Review.

# Crossdock Development Industrial Warehouse



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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)

SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

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- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
  - (a) What are you proposing/use?
  - (b) What improvements and uses currently exist on the site?
  - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
  - (d) Describe site design and architecture.
  - (e) How is your proposal compatible with the surrounding area?
  - (f) Is water detention provided? If so, where? (show on site plan)
  - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
  - (h) What is being proposed to treat run-off?
  - (i) How does the proposal impact natural features?
  - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
  - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
  - (l) Have you previously submitted an application?
  - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
  - (a) Project site boundary and adjacent property uses
  - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
  - (c) Existing and proposed landscaping (Will trees be removed?)
  - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
  - (e) Existing natural features (Will these be impacted by the proposal?)
  - (f) On and off site improvements
  - (g) Location of detention, drainage and water quality features
  - (h) Emergency vehicle access and fire hydrant locations

## **PROJECT NARRATIVE: CROSSDOCK DEVELOPMENT - INDUSTRIAL RUDOLPH FARM LOT 8 AND LOT 9**

### **a. What are you proposing/use?**

- The current proposal seeks to develop Lot 8 and Lot 9 of the Rudolph Farm subdivision into an Industrial development. The project would consist of three warehouses that would be used for distribution.

### **b. What improvements and uses currently exist on the site?**

- Currently the site is vacant but is zoned for Industrial (I).

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

- There will be internal drive access that connects from Vixen Drive on the east to Prospect Ridge Drive along the south. Through the center of the proposed site the drive access is centered on the lot line between Lot 8 and Lot 9. This drive is intended to provide connectivity through the project and help meet block requirements found in the Land Use Code.
- Outside of the internal drive aisles, parking lots are proposed that provide appropriate connections to the adjacent local roads. These parking lots will house typical commuter vehicles as well as semi-trucks.
- The proposed site has a robust pedestrian circulation system. The site is proposing sidewalks that run parallel to all the drive accesses. Additionally, the site is proposing to have three pedestrian connections to the regional trail that runs parallel to the properties along the north side of Lot 8 and Lot 9. This site is also proposing several pedestrian connections on Vixen Drive and Prospect Ridge Drive.

### **d. Describe site design and architecture.**

- As described above, the project has sought to provide strong pedestrian and vehicular connections between Vixen Drive and Prospect Ridge Drive to reduce the scale of the project.
- Parking lots have been designed to be in front of the buildings so that the loading docks can be screened, as much as possible, by the buildings. Additionally, space has been provided between the back of the utility easements along Vixen Drive and Prospect Ridge Drive so that the project can have lush and vibrant vegetation.
- Architecture is not defined at this point, but would meet Fort Collins requirements.

### **e. How is your proposal compatible with the surrounding area?**

- The project intends to provide industrial use which will be similar to Lot 10 and Lot 11 of the Rudolph Subdivision.

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

- Detention and LID are provided by regional detention ponds and regional rain gardens just to the south of Lot 8. This project will need to verify they comply with the Final Rudolph Drainage Report.

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

- Currently, the site has a high point that splits the site roughly 25/75 with 25% of the site draining to the north into a concrete lined swale that routes all runoff to the detention pond. The remaining 75% of the site drains towards Prospect Ridge Drive where runoff will be collected in concrete rundowns to route the WQ events to the rain garden and anything greater than the WQ event will bypass the rundowns and enter the detention pond. From there the runoff will be detained and slowly released into the TRIC. This complies with the Final Rudolph Drainage Report.

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

- Offsite extended detention basins and rain gardens.

**i. How does this proposal impact natural features?**

- It does not impact any natural features.

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

- **There are no existing structures. Yes, the new structures will have fire sprinklers.**

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

- None.

**l. Have you previously submitted an application?**

- No. First preliminary development review submittal.

**m. What specific questions, if any, do you want to address?**

- We are seeking the typical feedback on the site layout.

**Site Plan**

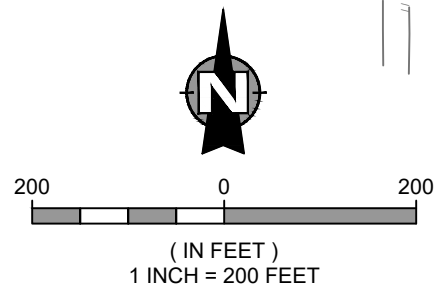
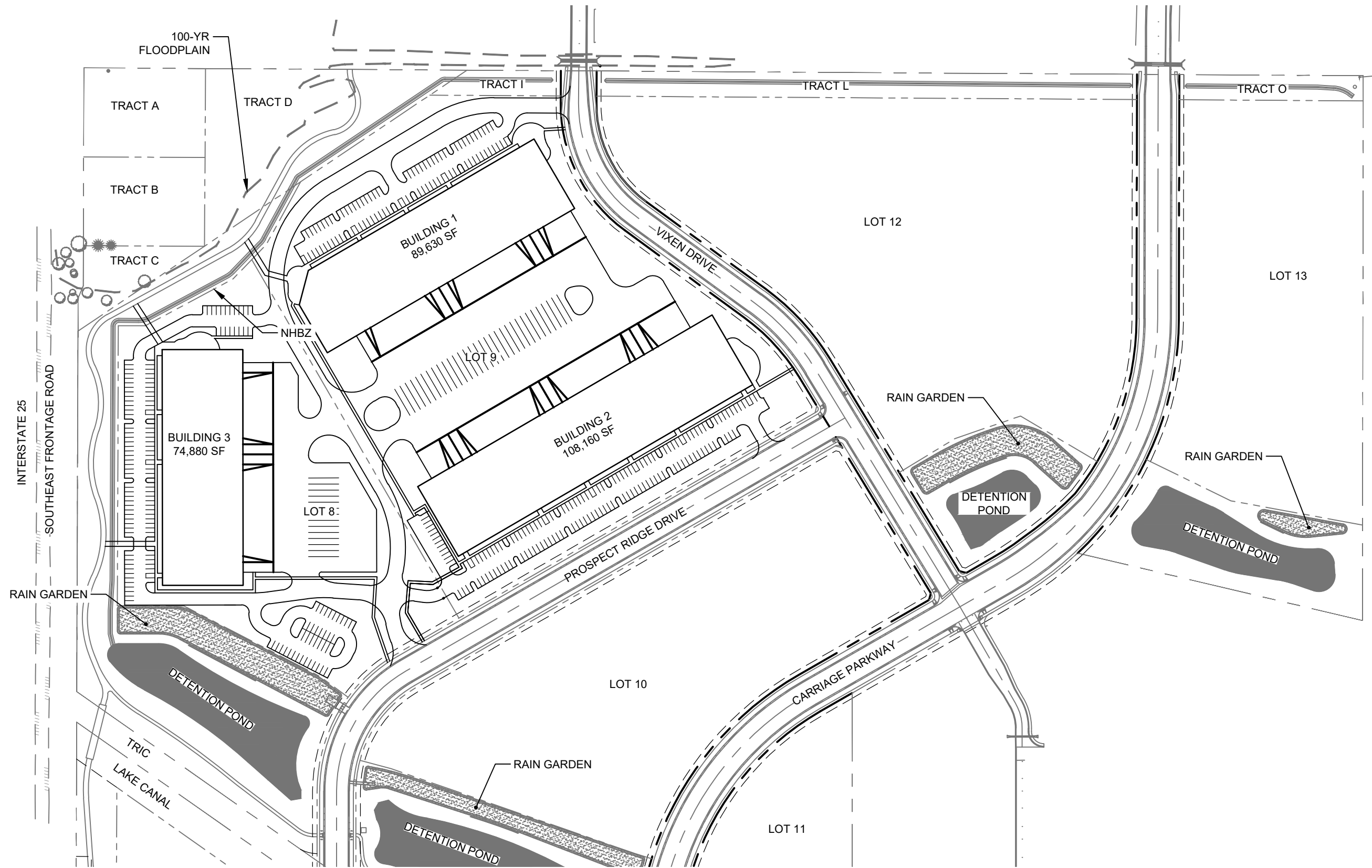
**a. Project site boundary and adjacent property uses.**

- Land use to the north: Lot 12 Rudolph Farm – Industrial
- Land use to the south: TRIC and Lake Canal. Commercial (CG) is zoned to the south of the ditches.
- Land use to the east: Lot 10 Rudolph Farm – Industrial
- Land use to the west: Interstate 25 and Boxelder Floodplain

**b. Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)**

- There will be internal drive access that connects from Vixen Drive on the east to Prospect Ridge Drive along the south. Through the center of the proposed site the drive access is centered on the lot line between Lot 8 and Lot 9. This drive is intended to provide connectivity through the project and help meet block requirements found in the Land Use Code.

- Outside of the internal drive aisles, parking lots are proposed that provide appropriate connections to the adjacent local roads. These parking lots will house typical commuter vehicles as well as semi-trucks.
  - The proposed site has a robust pedestrian circulation system. The site is proposing sidewalks that run parallel to all the drive accesses. Additionally, the site is proposing to have three pedestrian connections to the regional trail that runs parallel to the properties along the north side of Lot 8 and Lot 9. This site is also proposing several pedestrian connections on Vixen Drive and Prospect Ridge Drive.
- c. Existing and proposed landscaping (will trees be removed?)**
- Landscaping will meet Fort Collins standards. No trees will be removed with this project.
- d. Existing and proposed buildings (will they remain? If they will change, how?)**
- There are no existing buildings. This project proposes three warehouses.
- e. Existing natural features (will these be impacted by the proposal?)**
- There are no existing natural features on site.
- f. On and off-site improvements**
- No off-site improvements are being proposed. Onsite improvements include...drive aisles, parking lots, landscaping islands and buffers, sidewalks, and three buildings. See site plan for additional clarifications.
- g. Location of detention, drainage and water quality features**
- Stormwater will be detained and treated in regional facilities to the south of the site.
- h. Emergency vehicle access and fire hydrant locations**
- Emergency vehicle access has been provided at Prospect Ridge Drive as well as Vixen Drive. Internal drive aisles will meet PFA circulation requirements. A fire hydrant will be located internal to the site and will be shown at first round PDP.



06.21.23

**NE** NORTHERN  
ENGINEERING

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**CROSSDOCK DEVELOPMENT**  
FORT COLLINS, CO  
**SITE PLAN**  
PRELIMINARY DESIGN REVIEW