

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

11/9/2023 10:15 AM

Project Name

Cloverleaf Community Expansion
CDR230086

Applicant

Ryan Banning
970-488-1113
rbanning@northernengineering.com

Planner: Kai Kleer

Engineer: Tim Dinger

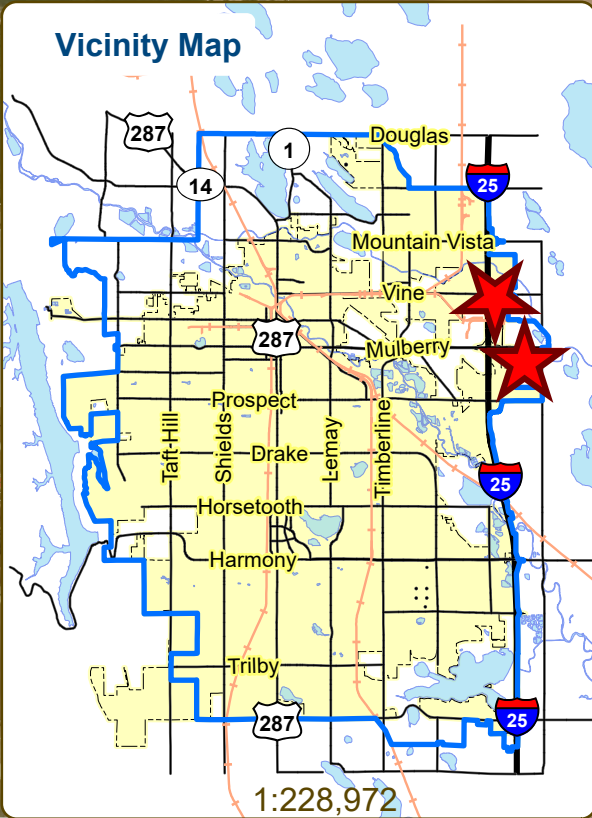
DRC: Todd Sullivan

Description

This is a request to expansion of an existing Manufactured Housing Community at 4412 E Mulberry St (parcels # 8710000014, 8710305701, 8710400021). The applicant is proposing to expand the existing mobile home park and include additional amenities. Access is taken from E Mulberry St to the south. The site is approximately 0.30 miles east of Interstate 25 and directly north of E Mulberry St. The property is outside of city limits and subject to annexation and zoning upon development and is subject to Major Amendment, Administrative (Type 1) Review.

Cloverleaf Community Expansion Manufactured Housing Community

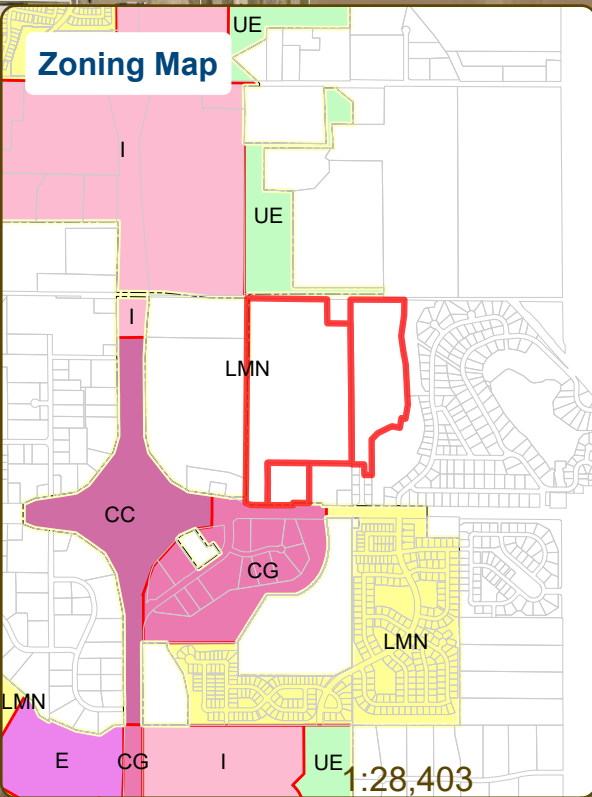
Vicinity Map



Aerial Site Map



Zoning 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 preappmeeting@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? _____

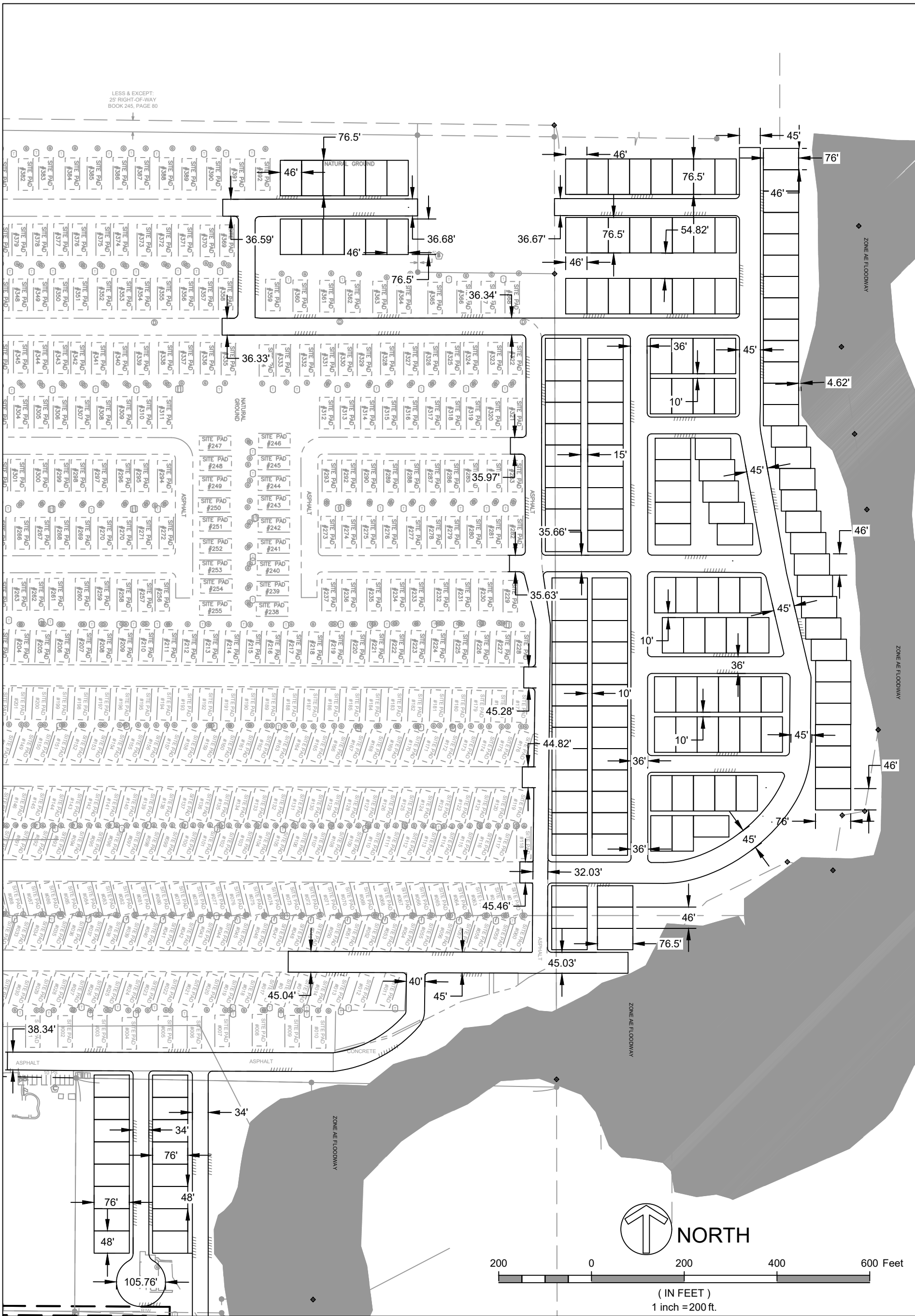
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?

LESS & EXCEPT:
25' RIGHT-OF-WAY
BOOK 245, PAGE 80



2036-001 CLOVERLEAF EXPANSION FORT COLLINS, CO

PROPOSED EXPANSION 183 LOTS

08.24.2023



P:\2036-001\DWG\XREF\2036-001_XSITE.DWG

DATE: October 17, 2023
PROJECT: Cloverleaf Mobile Home Park Expansion
Fort Collins, CO

NE PROJECT NO. 2036-001

ATTENTION: Planning Department

Cloverleaf Manufactured Home Community would like to expand their footprint and add approximately 180 lots with 36' wide drive lanes, and amenity areas.

The project is located north of Mulberry Street and east of Interstate 25 and will affect parcels 8710000014, 8710305701, and 8710400021 in the south half of Section 10, Township 7 North, Range 68, West. The project is currently in Larimer County. Discussions with City (Ryan Mounce) and County (Michael Whitley) staff indicate this project would trigger annexation requirement in the Fort Collins-Larimer County IGA.

The project is bounded by E. Mulberry Street and vacant land to the south, a commercial business and vacant land to the west, Burlington Northern Railroad and agricultural fields to the north, and Boxelder Creek and single-family residential lots to the east.

Potable water will be supplied by East Larimer County Water District and sanitary sewer collection will be by Boxelder Sanitation District. Dry utilities are in the vicinity and can be extended to the proposed lots.

The proposed development is adjacent to the Boxelder Creek floodway. The lots on the east side of the property will be constructed outside the Boxelder Creek 100-year floodplain and will have a 100' wetland buffer.

It is our understanding that the vacant property to the west is likely to be developed soon and may cooperate regarding drainage and roadway connections to the new Frontage Road alignment. Boxelder Creek/Lake Canal Ditch Company will require a detained release of stormwater and prefers to see a 10-year historic release rate or less.

The current zoning of the subject properties are as follows: parcel 8710000014 (with existing manufactured homes) is zoned Manufactured Home Park (MHP) and Commercial Corridor (CC); parcel 8710305701 (adjacent to Mulberry St.) is zoned Commercial Corridor (CC); parcel 8710400021 (on the east) is zoned Multifamily Residential (MR).

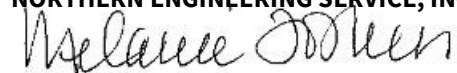
According to the Colorado Oil & Gas Conservation Commission (COGCC) GIS online mapping website, there are no wellheads on any of the subject properties.

According to "Special Publication 5-B, Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties" for Colorado Geological Survey, Department of Natural Resources, State of Colorado, published in 1974, Revised 1975, there are floodplain deposits with probable aggregate resources in this area. However, due to the small area of the vacant properties, it isn't feasible to mine these properties.

Please feel free to contact me if you have any questions.

Sincerely,

NORTHERN ENGINEERING SERVICE, INC.



Melanie Foslien
Project Engineer