

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

---

## Review Date

2/6/2025 9:15 AM

## Project Name

Interchange Development

CDR250004

## Applicant

Cathy Mathis

970.532.5891

cathy@tbgroup.us

**Planner:** Jill Baty

**Engineer:** Tim Dinger

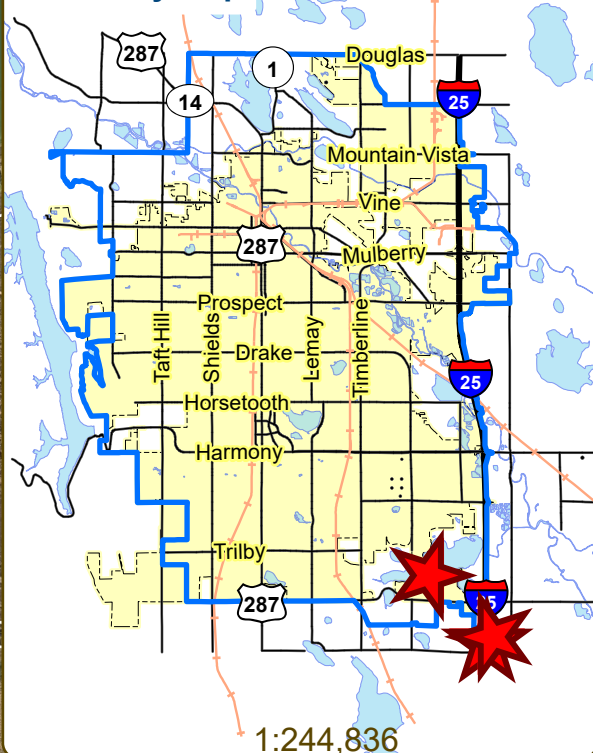
**DRC:** Todd Sullivan

## Description

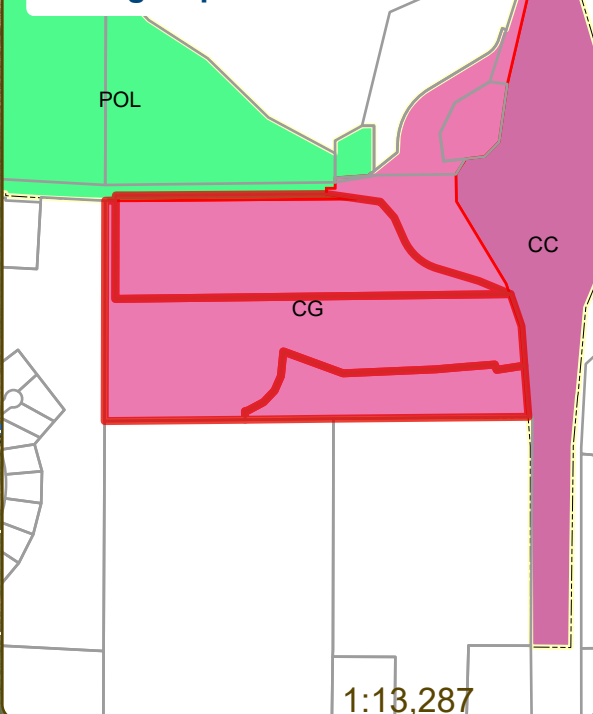
This is a request for a multi-phase commercial and residential development project at the southwest intersection of Carpenter Road and the Southwest Frontage Road (parcel #s 8622000014, 8622247701, and 8622247702). The applicant is proposing +/- 400 units of multi-unit on 15 acres, commercial uses such as fast food (w/ drive-thru), office buildings, hotel, retail, and a convenience store with fueling on 15 acres, 120,000 SF of industrial on 22 acres, and a 100,000 SF charter school. Access will be taken from Southwest Frontage Rd with the request of two access points along Carpenter Rd/Highway 392. The property is directly west of Interstate-25 and directly south of Highway 392. The site is located in the General Commercial District (C-G) and is subject to a Planning & Zoning Commission (Type 2) Review.

# Interchange Development- Multi-Unit, Commercial, Industrial, Charter School

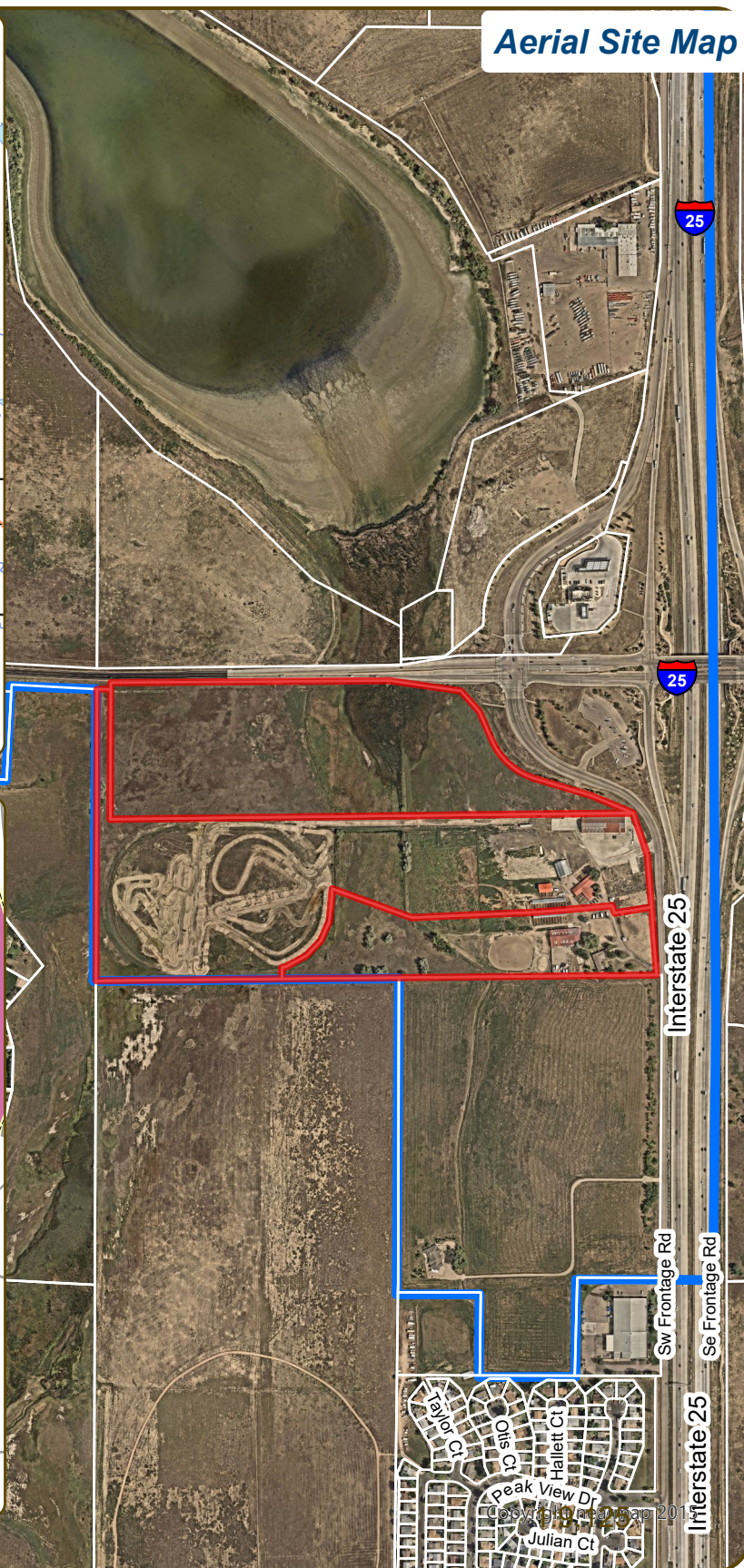
Vicinity Map



Zoning Map



Aerial Site Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







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](mailto: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) \_\_\_\_\_

**Are you a small business?** ☐ Yes ☐ No **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?

January 7, 2025

### Interchange Development Project Description

This is a request for a commercial and residential development project at the southwest intersection of Carpenter Road and the Southwest Frontage Road.

The proposed project includes +/- 400 units of multifamily on 15 acres, commercial uses such as fast food, office buildings, hotel, retail and a c-store on 15 acres, 120,000 s.f. of industrial / flex on 22 acres, and a 100,000 s.f. charter school.

Access to the site will be from three access points along the Southwest Frontage Road and potentially two access points along Carpenter Road / Highway 392. We are also reaching out to CDOT separately to get their input on access.

There are currently 5 acres of wetlands on the site that will be relocated and there will be a 70' - 90' wide drainage channel or covered box culvert through the site for stormwater in a 100 year storm event. The wider channel / detention pond at the southwest corner of the site will contain 5 acres of relocated wetlands. The site would provide onsite stormwater detention for offsite flows from the south within the detention pond at the southwest corner of the site in exchange for providing stormwater detention for onsite flows. Stormwater Quality / LID would be provided onsite within the developed properties prior to release into the detention pond, drainage channel, or box culvert. The drainage will be directed under Carpenter Road within the existing box culvert to Fossil Creek Reservoir. Please provide us with any master plan storm drainage information that is relevant to this site.

Please let us know if the City of Fort Collins would provide electricity to this site or if an agreement will be worked out with PVREA to continue to provide power to these annexed parcels of land.

The property is within the I-25 / SH 392 Interchange Corridor Activity Center (CAC) and the C-G zone district.



## PROJECT TITLE \_\_\_\_\_

## INTERCHANGE DEVELOPMENT

HIGHWAY 392 & SW  
 FRONTAGE ROAD  
 FORT COLLINS CO

OWNER:

[illegible]

ATE

January 07, 2025

SHEET TITLE

## Concept Plan

## SHEET INFORMATION

