

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

5/1/2025 10:15 AM

Project Name

Sports Center at 407 S. Impala
CDR250023

Applicant

Steve Balmer
970-691-3537
stevebalmer@elevationsrealestate.com

Planner: Arlo Schumann

Engineer: Sophie Buckingham

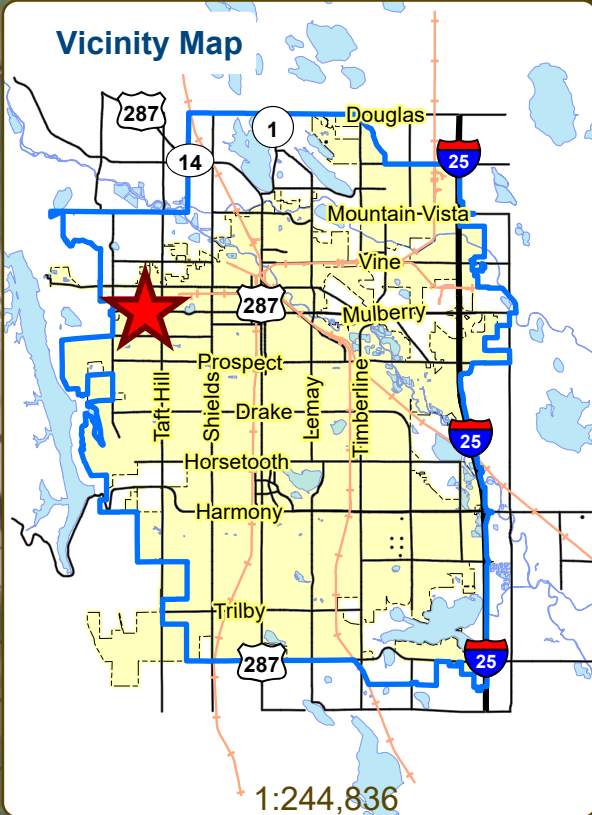
DRC: Todd Sullivan

Description

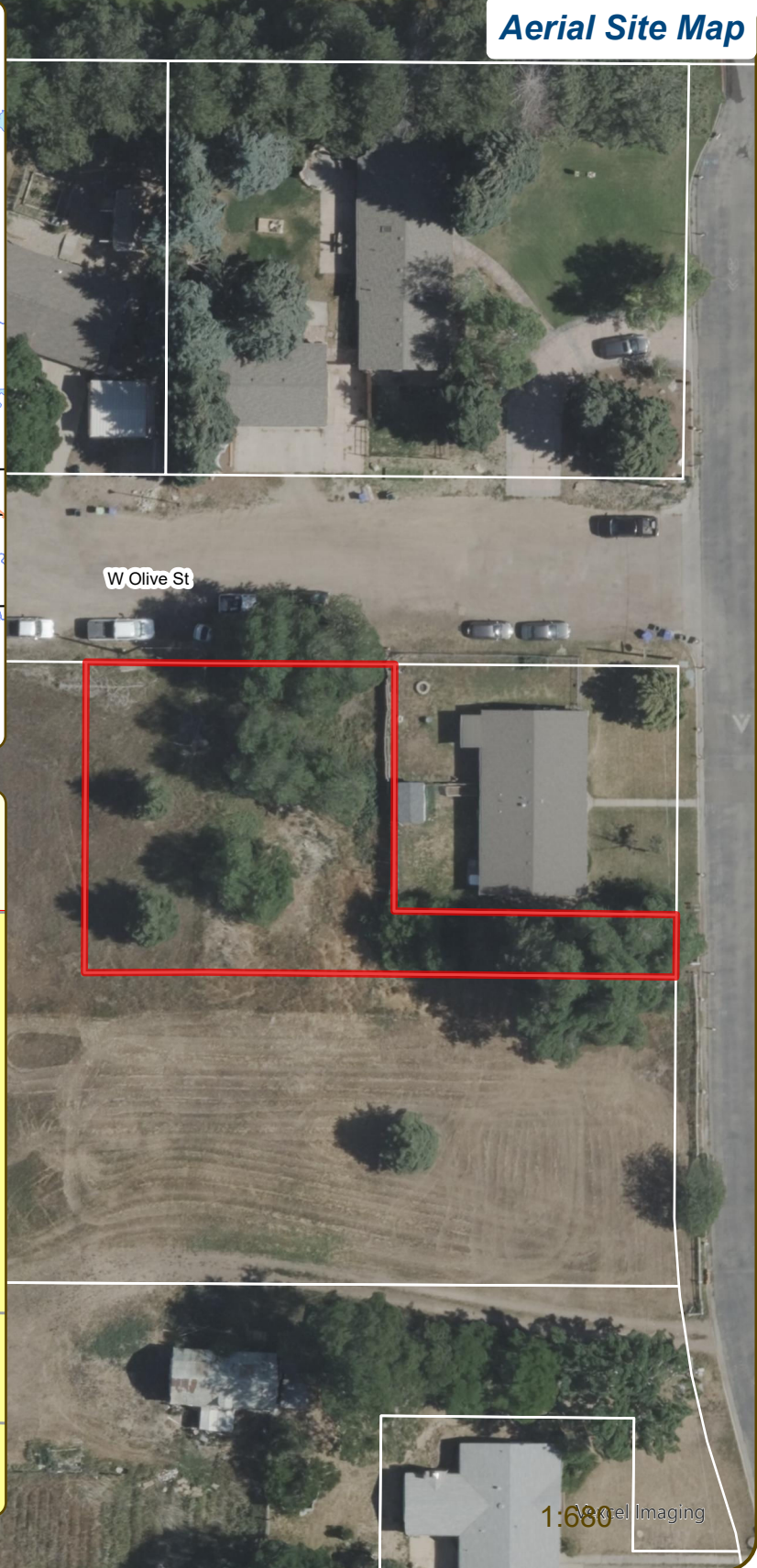
This is a request for a sports center at 407 S Impala Dr (parcel # 9709422001). The applicant is proposing an indoor sports facility and community center for Poudre Baseball Club. Access can be taken from W. Olive St. to the north. The property is approximately 0.13 mi north of W Mulberry St and approximately 0.33 mi west of S Taft Hill Rd. The site is located in the Low Density Mixed-use Neighborhood District (LMN) and is subject to an Addition of Permitted Use (APU).

Sports Center at 407 S Impala- Unlimited Indoor Recreation Facility

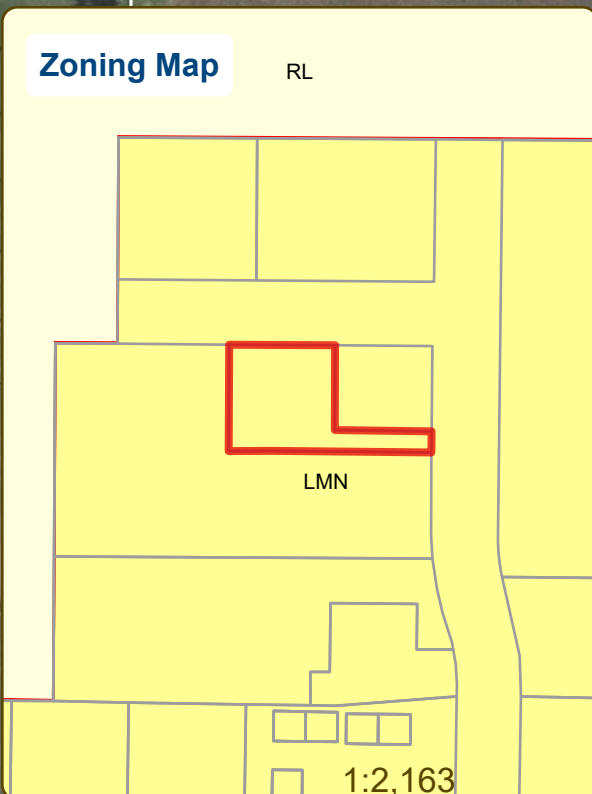
Vicinity Map



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) Charlie Eaton, Property Owner; Poudre Baseball Club

Steve Balmer (creator) representing Poudre Baseball Club

Are you a small business? ☐ Yes ☒ No **Business Name** (if applicable) _____

Your Mailing Address 100 E. Oak St. Ft. Collins, CO 80524

Phone Number 970-691-3537 **Email Address** Steve Balmer@ElevationsRealEstate.com

Site Address or Description (parcel # if no address) 407 S. Ingham St.

Description of Proposal (attach additional sheets if necessary) See Attached

Proposed Use Community Sports Center **Existing Use** Vacant Land - Zoned LMN

Total Building Square Footage 20,000 **S.F.** **Number of Stories** 1 **Lot Dimensions** 125' x 262'

Age of any Existing Structures None

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? _____

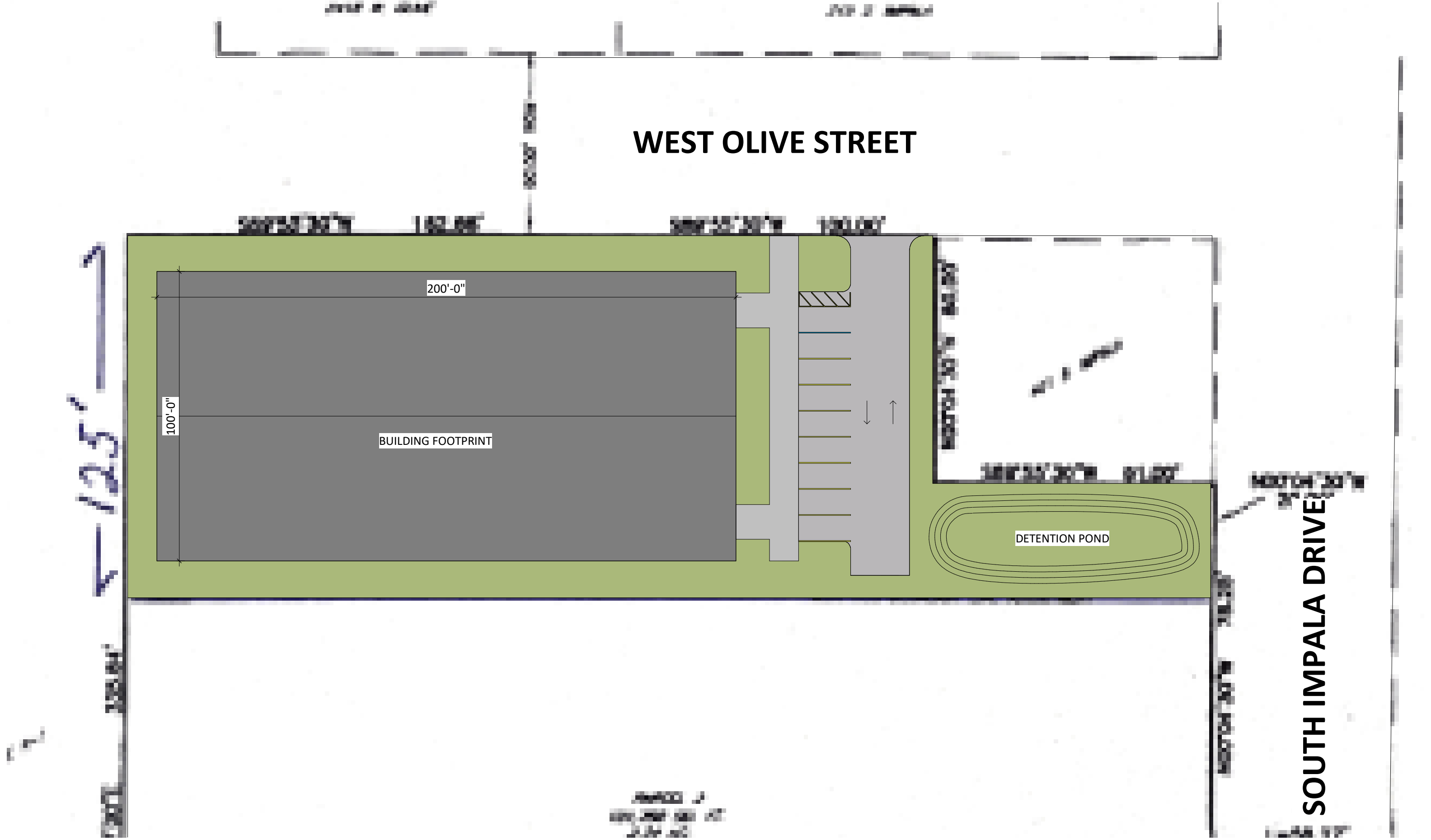
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 25,000 sf **S.F.**

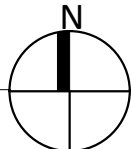
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

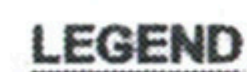
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



SITE PLAN
1" = 30'-0"

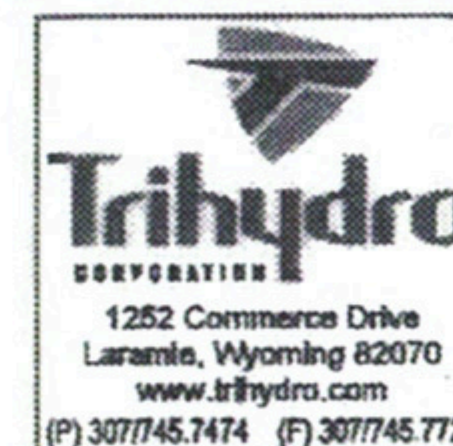


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- 1) INTENT OF THIS BOUNDARY LINE ADJUSTMENT IS TO EXPAND THE WEST BOUNDARY OF LOT 1 AS SHOWN ON THE PLAT OF JONES MINOR SUBDIVISION 40.50 FEET TO THE WEST.
- 2) RECORDED MAPS AND DEEDS USED AS REFERENCE DOCUMENTS TO ESTABLISH THIS BOUNDARY LINE ADJUSTMENT:
 - PLAT OF JONES MINOR SUBDIVISION RECORDED AT RECEPTION NO. 81037385 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER.
 - SPECIAL WARRANTY DEED FROM JONES TO EATON AS RECORDED AT RECEPTION NO. 22200044067 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER.
 - SPECIAL WARRANTY DEED FROM JAM EXCHANGE, INC TO VICTOR A. DAY AS RECORDED AT RECEPTION NO. 97628334 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER.
 - QUIT CLAIM BETWEEN CHARLIE EATON AND LINDA EATON AS RECORDED AT RECEPTION NO. 22200014722 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER.
- 3) THIS DRAWING IS INTENDED AS AN ILLUSTRATION OF THE PARCELS DESCRIBED IN THE RECORDED DEEDS LISTED ABOVE TO ACCOMPLISH A NON-REGULATED LAND TRANSFER (BOUNDARY LINE ADJUSTMENT). THIS DRAWING IS NOT A DOCUMENT OF CONVEYANCE OR LAND SURVEY PLAT OR REPLAT.



Drawn By: PEK	Checked:
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**PARCELS SITUATE IN THE SOUTHEAST 1/4 OF
SECTION 9, T7N, R69W OF THE 6TH P.M.,
CITY OF FORT COLLINS, STATE OF COLORADO**

Drawn By: PFK	Checked By: PFK	Scale: 1" = 60'	Date: 3/18/2022	File: 202203_BLA_NEWFORMAT
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Description of Conceptual Review

Charlie Eaton (property owner) and the Poudre Baseball Club are requesting a conceptual review meeting to assess a potential indoor sports facility and community center at 407 S. Impala Dr, Fort Collins, CO 80521 (Legal Description: LOT 1, JONES MINOR SUB, FTC). Larger parcel than originally offered.

Original lot – 11,820 sf (approximately)

New lot - 35,000 sf ideal to allow for a 100' by 200' building minimum

This property sits directly east of the Poudre High School baseball varsity field and has access on Impala Dr to the East and W. Olive Street on the north side. There are no structures, significant trees or natural habitat on the property. The property slopes gently from the west to east to Impala St. This property was listed for sale in 2024 and was taken off the market to pursue this opportunity. This would require a boundary line adjustment to the current plat (see below). The property is zoned LMN from our knowledge, and we would request an Addition of Permitted Use. The yellow plat represents was offered for sale recently by the owner. The new plat shows a boundary line adjustment along with a building footprint, parking lot and stormwater retention.

The concept is to build an indoor sports facility that would be leased or purchased by the Poudre Baseball Club. The Poudre Baseball Club is a 501C3 non-profit and is not a Poudre School District entity. This plan includes the construction of a 20,000 SF steel structure (200 ft x 100ft) with parking to be used for indoor sports practice and other community activities. The facility would be used by local sports teams, clubs and be available for birthday parties, events and practices and run by the Poudre Baseball Club.

Classroom, locker room/rest room, classroom, loft & weight room overlooking field

Space for community use – baseball, softball, soccer, personal training, off season team/individual work.