

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

8/7/2025 11:15 AM

Project Name

Neighborhood Park on Sykes Drive
CDR250049

Applicant

Amanda Castelli
970-221-6303
acastelli@fcgov.com

Planner: Jill Baty

Engineer: Dave Betley

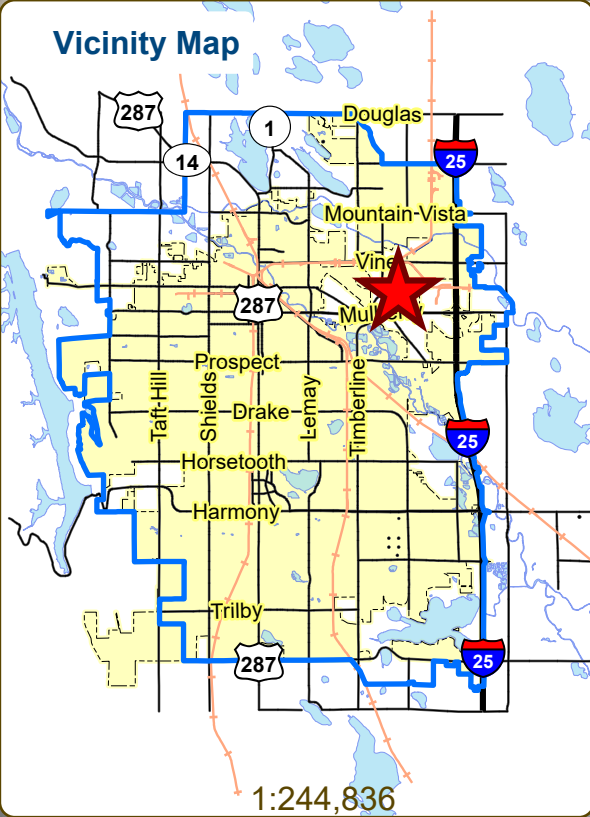
DRC: Brandy Bethurem Harras

Description

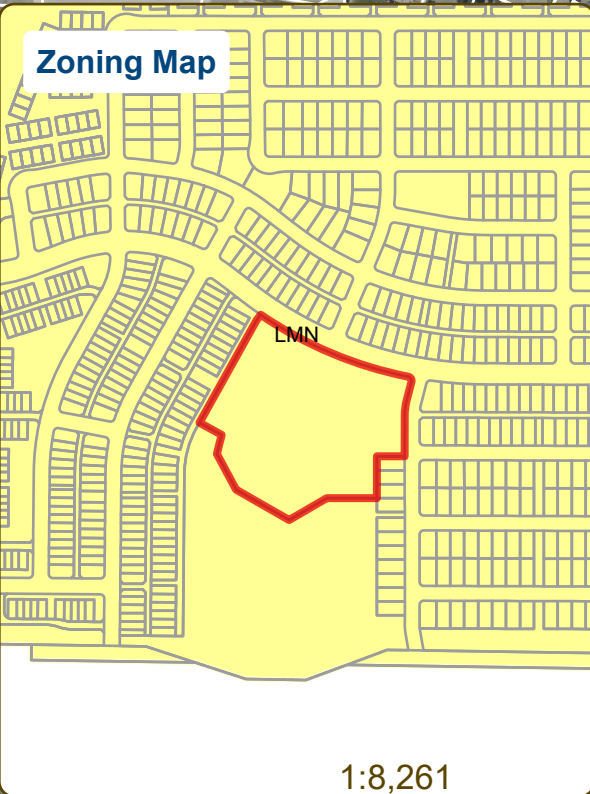
This is a request to develop a neighborhood park off Sykes Dr and Dassault St (parcel # 8708163902). Parks is proposing a neighborhood park that could potentially include active and passive recreation opportunities and specialized recreational amenities that support park programs. Access can be taken from Sykes Dr and Dassault St. The site is approximately 0.17 mi east of N Timberline Rd and approximately 0.27 mi south of E Vine Dr. The property is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to a Planning & Zoning Commission Review.

Neighborhood Park on Sykes Dr- Neighborhood Park

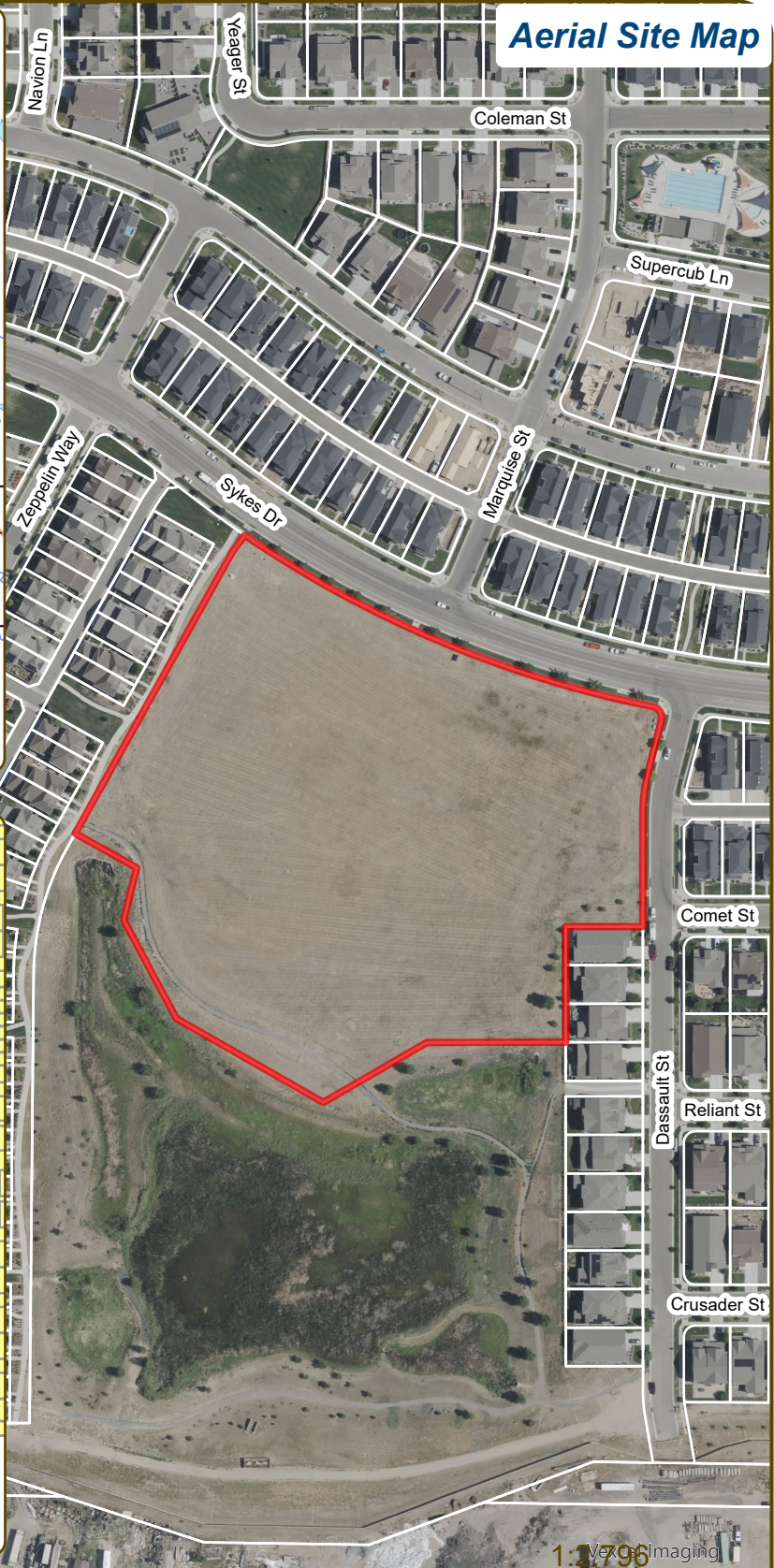
Vicinity Map



Zoning Map



Aerial Site 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) _____

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? _____

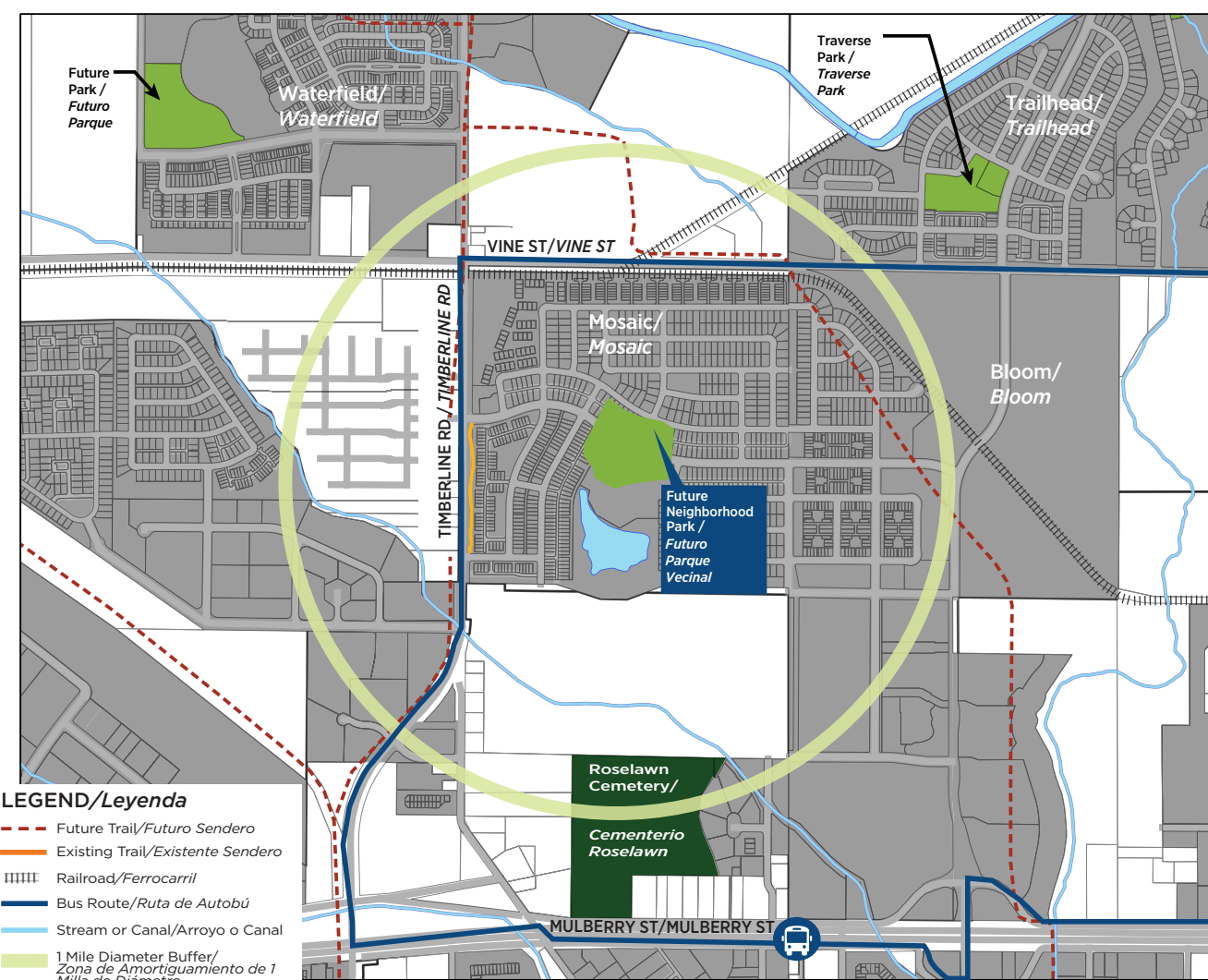
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

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:

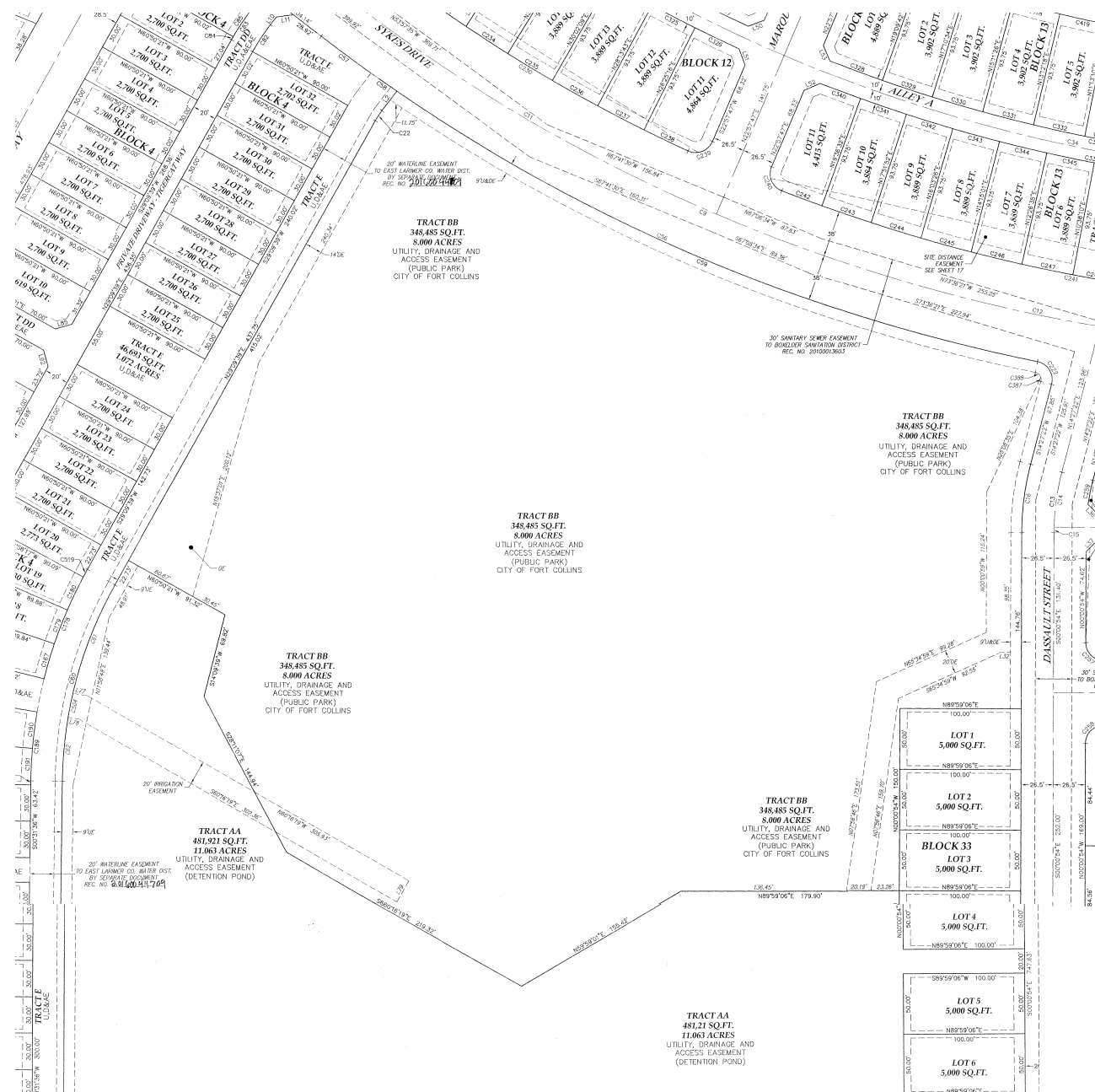
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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



Context Map - Not to Scale

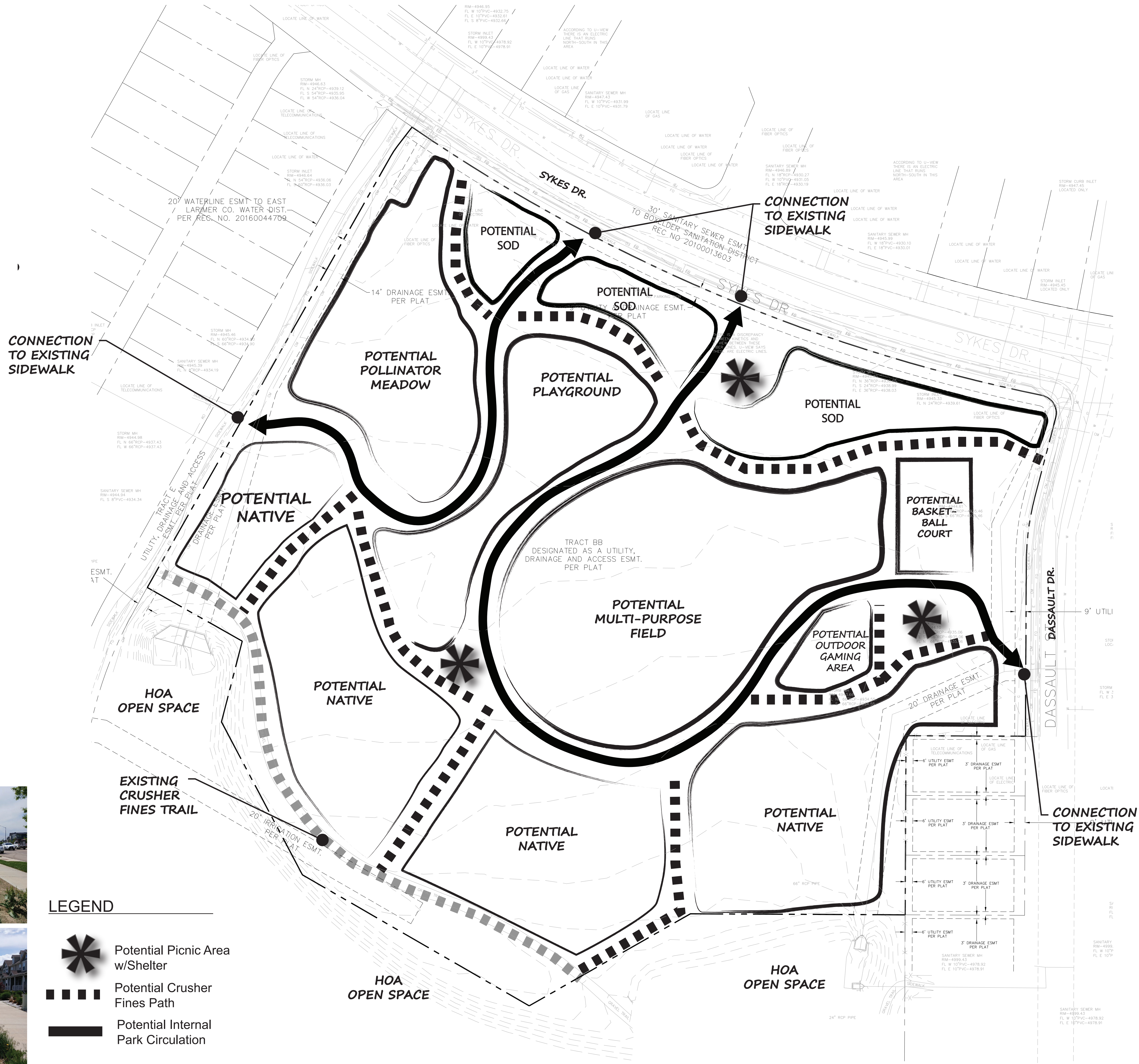
Surrounding Land Uses:

North: Residential
South: HOA Open Space
East: Residential
West: Residential



Property Description - Not to Scale

Existing Photos



City of
Fort Collins
Park Planning
& Development

Park Planning & Development
215 North Mason Street
Fort Collins, Colorado 80521
tel: 970.221.6360
www.fcgov.com/parkplanning/

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**

**OR 534-6700 IN METRO
DENVER**

**CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES**

NEIGHBORHOOD PARK ON SYKES DRIVE
CONCEPTUAL REVIEW SUBMITTAL
CITY OF FORT COLLINS
FORT COLLINS, COLORADO

PROJ. NO. 270702011
DRAWN: AC
CHECKED: JT
APPROVED: JT
DATE: July 17, 2025
REVISIONS :

MOSAIC PARK

ISSUED FOR:
CONCEPTUAL REVIEW

SHEET TITLE:

SCALE:
1"=40'

1. **Stormwater Discharge Verification**

Could you please confirm whether it is acceptable for the park's drainage to discharge into the existing water quality ponds located south of the site?

2. **Crosswalk Concern at Sykes Drive**

Given ongoing concerns expressed by nearby residents regarding the lack of a crosswalk at Sykes Drive to the park, is the Streets Department considering any evaluation or improvements at this location?

3. **Parking Variance Justification**

We anticipate requesting a variance to not provide on-site parking, based on the availability of on-street parking in the area and the intent for neighborhood parks to primarily serve the immediate, walkable community. Would staff support this approach?

4. **Habitat Buffer Zone Requirements**

The ECS report (attached) identifies water quality features and a small wetland to the south of the site. Can you provide guidance on the expected habitat buffer zone requirements per the Land Use Code?



June 3, 2025

Jennifer Torrey
Supervisor, Park Planning & Development
City of Fort Collins
215 North Mason Street
Fort Collins, CO 80524

RE: Mosaic Park Ecological Characterization Study

Jennifer:

This report is submitted to satisfy the requirements of Section 5.6.1 (D) (1) of the Land Use Code of the City of Fort Collins regarding the preparation of an Ecological Characterization Study (ECS) for the proposed Mosaic Park.

The property, located southwest of the intersection of Sykes Drive and Dessault Street in Fort Collins, was visited by me, Sheila Webber and Amy Randell of Blue Mountain Environmental Consulting on May 22 and May 28, 2025.

Feel free to contact me with any questions you may have.

Sincerely,
Matt Tobler

Natural Resource Specialist, Certified Ecologist
Blue Mountain Environmental Consulting, LLC

1.0 Project Background

The proposed neighborhood park is located approximately 1.2 miles east of Interstate 25 and 0.7 miles north of East Mulberry Street (State Highway 14). The property is 8.2 acres in size and located in the Eastridge neighborhood in northern Fort Collins. The property is bounded by housing to the west, by housing and Dessault Street to the east, by a detention area to the south and Sykes Drive to the north (see maps in Appendix A).

Mosaic Park is identified as a Neighborhood Park in the City's 2021 Parks and Recreation Plan. Funding for new parks comes from impact fees that are collected as the surrounding neighborhood(s) are built. Funding is now available for the design of Mosaic Park and a portion of the funds for construction of the park have been allocated. Neighborhood parks are defined by the Parks and Recreation Plan as 5 to 20 acres in size, easily accessible from the surrounding neighborhood, and have street parking nearby. Neighborhood parks include both active and passive recreation opportunities.

Access to the park site for pedestrians and cyclists is through detached sidewalks along public right-of-way. On-street bike lanes are provided along both sides of Sykes Drive. There is on-street parking available along the park frontage on Sykes Drive and Dessault Street.

Both water and electrical utility connections are available at the northwest corner of the property within Sykes Drive right-of-way. This property falls within the ELCO water district. Procurement of water rights for both a ¾" commercial tap and a ¾" irrigation tap for this property are underway.

Amenities to be provided in Mosaic Park will likely include seating, passive and active recreational spaces, walking paths, natural spaces, playground, court(s), rectangular field, picnic areas and an outdoor event space/outdoor classroom.

2.0 Ecological Characterization

The elements of the Ecological Characterization Study are summarized in this section in the order listed in Section 5.6.1 (D) (1) of the Land Use Code of Fort Collins. Site maps are provided in Appendix A; site photos are provided in Appendix B. Photo points are indicated on the maps in Appendix A.

2.1 Wildlife Use

Grassland habitat suitable for wildlife is present on the property. The habitat has been degraded by human uses over the past century and is bordered on three sides by housing development. However, signs of use by wildlife persist in burrows located across the property used by rodents and reptiles. These small species in turn are preyed upon by raptors and mesopredators such as racoon, skunk and coyote among other species. Plant seeds and insects that occur on the property are utilized by birds as food sources. The area to the south of the path that runs along the southern

boundary of the property has had some restoration efforts, grasses and native forbs that were planted are doing well.

Bird species observed on the property during site visits on May 22 and May 28 were vesper sparrow (*Pooecetes gramineus*), rock pigeon (*Columba livia*), mourning dove (*Zenaida macroura*), killdeer (*Charadrius vociferus*), northern flicker (*Colaptes auratus*), Say's phoebe (*Sayornis saya*), barn swallow (*Hirundo rustica*), house finch (*Haemorrhous mexicanus*), red-winged blackbird (*Agelaius phoeniceus*), brown-headed cowbird (*Molothrus ater*), mallard (*Anas platyrhynchos*), Eurasian collared-dove (*Streptopelia decaocto*), American robin (*Turdus migratorius*) and western meadowlark (*Sturnella neglecta*).

Seasonal and/or year-round use can be expected by a number of avifauna. Vesper sparrow is a ground-nesting bird that breeds in open areas with short, sparse grass and scattered shrubs. Western meadowlark is also a ground nesting species. Killdeer, though they are a shorebird, make a nest of a simple scrape often placed on a slight rise in their open habitats. Northern flicker utilize ants as a favored food source and are often found on the ground. The remaining observed species, in addition to others that were not observed during the two visits, utilize the property for food, nesting sites, nesting materials and other requirements for their life cycles. Aquatic insects from the adjacent wetland are a vital resource for birds, bats and other species. Chorus frogs were heard singing from the wetlands during the site visits.

2.2 Wetlands

Mapping by the National Wetlands Inventory (U.S. Fish and Wildlife Service, 2023) indicates that there is a 4.62-acre freshwater emergent wetland (PEMC1) outside of the southern border of the property. The NWI-designated wetland is an engineered water detention area that is not included in the area of the property. Two inlet channels provide water to the area. The detention area is dominated by willow (*Salix* spp.), reed and bulrush communities. This detention appears to have been created by localized excavation and fill of the area. Hydrology supporting the water detention area is from the two inlet drainage channels on the east and west sides. Wetland setbacks were approximated with Army Corps of Engineers criteria. A formal delineation was not completed because wetlands occur on an adjoining property.

Natural habitat and features inventory data provided by the City of Fort Collins (2025b) shows areas of freshwater emergent wetlands and wet meadow on the property. Based on observations during the site visit, there are no freshwater emergent wetlands or wet meadows on the property. The property is primarily upland grassland habitat.

2.3 Prominent Views

Single-family and multi-family housing is visible to the east and west from the property. Housing is being developed to the north across Sykes Drive. A water detention area with willow, reeds and other wetland vegetation is visible to the south.

2.4 Native Trees and Vegetation

There are three mature eastern cottonwood trees (*Populus deltoides*) with an approximate DBH of 8 inches on the property along the southern boundary adjacent to the water detention area. Several skunkbrush sumac shrubs (*Rhus trilobata*) have been planted and mulched among the cottonwood trees. The remainder of the property has been seeded in the past with a mix of native grasses and forbs. Native herbaceous species include western wheatgrass (*Pascopyrum smithii*), green needlegrass (*Nassella viridula*), blue grama (*Bouteloua gracilis*), basin wildrye (*Leymus cinereus*), galleta grass (*Pleuraphis jamesii*), western tansy mustard (*Descurainia pinnata*) and yellow salsify (*Tragopogon dubius*).

2.5 Non-native Trees and Vegetation

Bindweed and kochia are present throughout the property. Other non-native species scattered throughout the property include cheatgrass (*Bromus tectorum*), brome grass (*Bromus inermis*), dandelion (*Taraxacum officinale*), thistle (*Cirsium* sp.), alfalfa (*Medicago sativa*), leafy spurge (*Euphorbia esula*), curly dock (*Rumex crispus*) and purple mustard (*Chorispora tenella*). Observed species on the Colorado Noxious Weeds List were cheatgrass and leafy spurge.

2.6 Top of Bank, Shoreline and High-Water Mark of Perennial Water

According to the City of Fort Collins (2025) Floodplain Maps and Documents website, the property is located on FEMA Map Panel 08069C0984H and is not in a FEMA flood zone. Nor is the property within the Poudre River Floodplain. The top of bank is indicated on the Reference Map in Appendix A for the water detention area south of the property.

2.7 Sensitive and Specially Valued Species

The property is within the ecological range of Preble's meadow jumping mouse (*Zapus hudsonius preblei*); however, vegetation such as dense shrub, grass and woody debris cover in riparian areas is not present on the property. Cooper's hawk (*Accipiter cooperii*) has been documented within one mile of the property and could potentially find prey among the grasslands. The property does not provide potential habitat (wetlands, floodplains) for Ute lady's tresses orchid (*Spiranthes diluvialis*) or Colorado butterfly plant (*Gaura neomexicana* ssp. *Coloradensis*). No old or active prairie dog colonies that might provide habitat for burrowing owls (*Athene cunicularia*) are located on the property. Raptor stick nests were not observed on the property.

2.8 Special Habitat Features

Natural habitat and features inventory data provided by the City of Fort Collins (2025b) shows areas of freshwater emergent wetlands and wet meadow on the property. Based on observations during the site visit, there are no freshwater emergent wetlands on the property. There is a water detention area just south of the property that supports wetland features. Grassland on the property provides nesting areas for grassland birds. The property is approximately 1,500 feet of one quarter mile north of Lake Canal, which could potentially serve as a wildlife corridor if wildlife can navigate through the industrial construction yard in between. There are no additional special habitat features.

2.9 Wildlife Movement Corridors

The water detention area on the southern boundary of the property provides habitat for numerous species. There is some habitat connectivity between these wetlands and Lake Canal, which is approximately 1,500 feet south of the property. An industrial area is between the wetlands and the canal, however, that will limit movement.

2.10 General Ecological Functions

Habitat types within and surrounding the property include grasslands, wetlands, wetland fringe and open water of the detention area. These habitat types provide vertical structure, thermal cover, nesting, roosting, denning, hunting and foraging opportunities for a variety of wildlife species.

2.11 Timing of Development in Relation to Ecological Character

The primary concern for the timing of development is protection of migratory birds. Under the Migratory Bird Treaty Act of 1918, it is unlawful for anyone to take, possess, import, export, transport, sell, purchase, barter or offer for sale, purchase or barter, any migratory bird or the parts, nests or eggs. Observe below guidelines regarding site activities.

2.12 Mitigation Measures

Blue Mountain Environmental Consulting recommends the following mitigation measures:

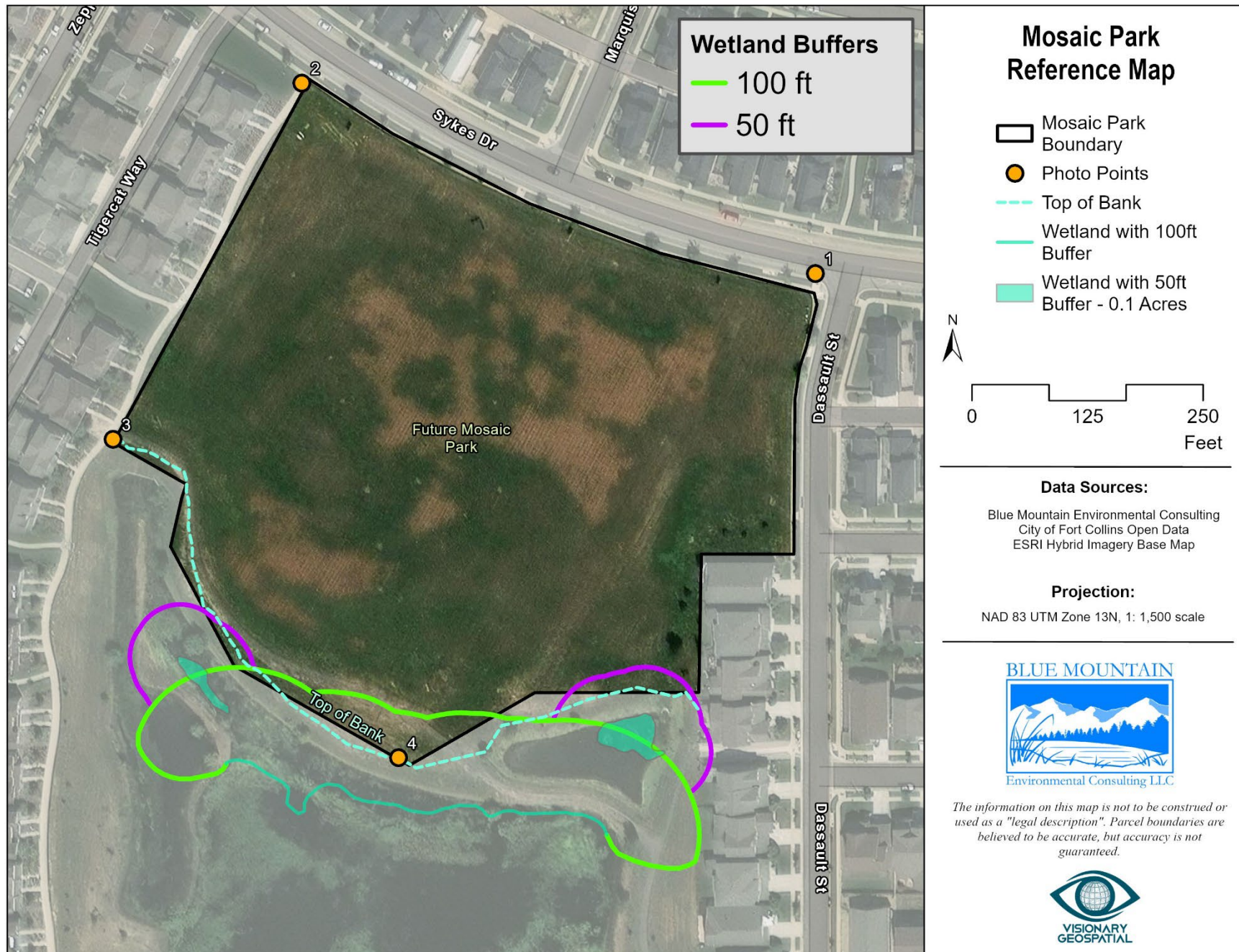
- Minimize disturbance to trees to the greatest extent possible.
- Mitigate tree removal per City of Fort Collins requirements (if any).
- Manage noxious species that proliferate as a result of site disturbance with integrated methods that include mechanical and cultural treatments.
- Utilize native, xeric cool- and warm-season flowering plants to enhance pollinator habitat; limit the use of insecticides.

- Utilize buffalograss (*Buchloe dactyloides*), blue grama (*Bouteloua gracilis*) and other native species for landscapes where possible to reduce the demand for irrigation water.
- Utilize semi-permeable surfaces on parking areas in accordance with city regulations to reduce stormwater runoff and facilitate groundwater infiltration.
- In compliance with the Migratory Bird Treaty Act of 1918, avoid site activities during migratory bird nesting season of March 15 through August 15. Survey for nests prior to site activity if construction activities are undertaken during this time. If a nest is unoccupied it may be removed or disrupted during this time frame. Occupied nests may not be disturbed. Survey no more than ten days prior to initiating site activities.
- Control erosion during site activities.
- Plant native trees, shrubs and forbs to increase vertical structure improve pollinator habitat.
- Cluster development to the north to maximize open space and natural area connectivity and minimize impacts to wetland habitat within the detention area.
- Consider the use of interpretive signage about wildlife species and their interaction with the environment to educate the public about native pollinators, birds and other wildlife.
- Limit artificial lighting. When used make sure it is targeted, low level, controlled and warm-colored. Artificial lighting can disrupt bird migration, affect insects, bats and other nocturnal species, and disrupt human circadian rhythms. Blue Mountain Environmental Consulting recommends the guidelines provided by DarkSky International (2025).

References

- City of Fort Collins. (2025). *Floodplain Maps and Documents* [Utilities]. <https://www.fcgov.com/utilities/what-we-do/stormwater/flooding/floodplain-maps-documents>
- City of Fort Collins. (2025b). *Free Downloadable GIS Data* [Geographic Information Services]. <https://www.fcgov.com/gis/downloadable-data>
- DarkSky International. (2025). *Five Principles for Responsible Outdoor Lighting*. <https://darksky.org/resources/guides-and-how-tos/lighting-principles/>
- U.S. Fish and Wildlife Service. (2025). *Wetlands Mapper*. National Wetlands Inventory. <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

Appendix A: Maps



Appendix B: Site Photos



Photo 1a. Looking south along the property boundary and Dessault.



Photo 1b. Looking southwest across the property.



Photo 1c. Looking west along Skyes Drive.



Photo 2a. Looking east along Skyes Drive.



Photo 2b. Looking southeast across property.



Photo 2c. Looking south.



Photo 3a. Looking north.



Photo 3b. Looking northeast across the property.



Photo 3c. Looking east along property boundary.



Photo 4a. Looking north across the property.



Photo 4b. Looking east along property boundary.



Photo 4c. Looking east along property boundary.