

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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

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## Review Date

8/27/2025 8:30 AM

## Project Name

East Vine Mixed-Use

PDR250004

## Applicant

Katy Thompson

719-248-3763

katy@schroyerresources.com

**Planner:** Kai Kleer

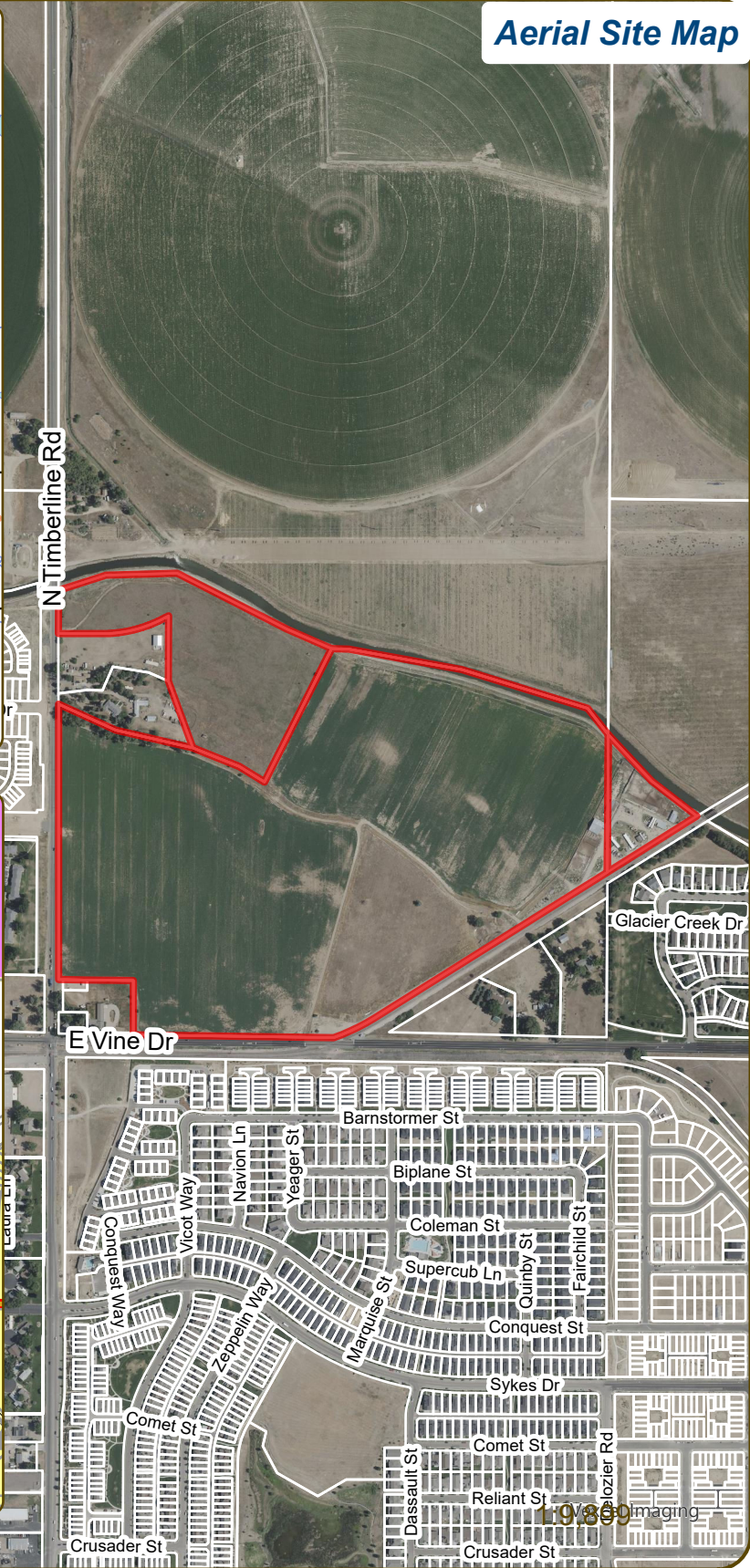
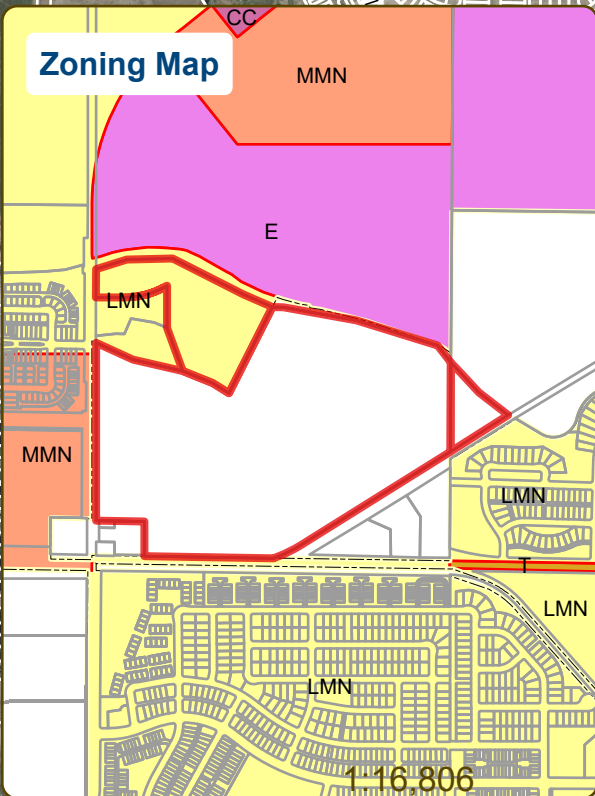
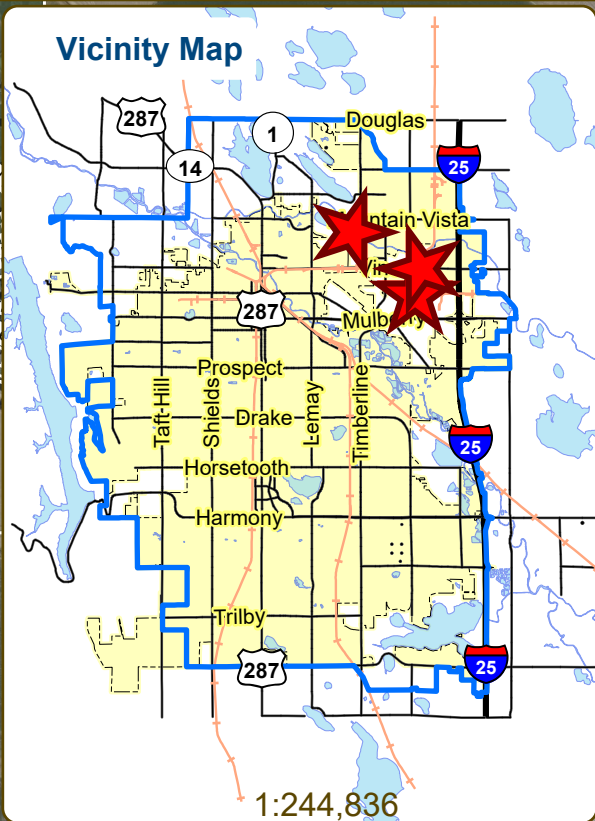
**Engineer:** Tim Dinger

**DRC:** Todd Sullivan

## Description

This is a request to develop a multi-unit and commercial development at the NEC of Vine and Timberline (Parcels #8705000011, #8704000006, and #8705408001). The applicant is proposing commercial and residential uses including multi-unit, single-unit attached, two-unit, and single-unit detached units. Access will be taken from Suniga Rd, which is planned to be extended east through the project. The site is directly north of E Vine Dr and directly east of N Timberline Rd. Some of the property is outside of City limits and some property is located in the Low Density Mixed-Use Neighborhood (LMN). The project is subject to Annexation and Zoning and a Planning & Zoning Commission (Type 2) Review.

# East Vine Mixed-Use- Residential and Commercial



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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](mailto: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)



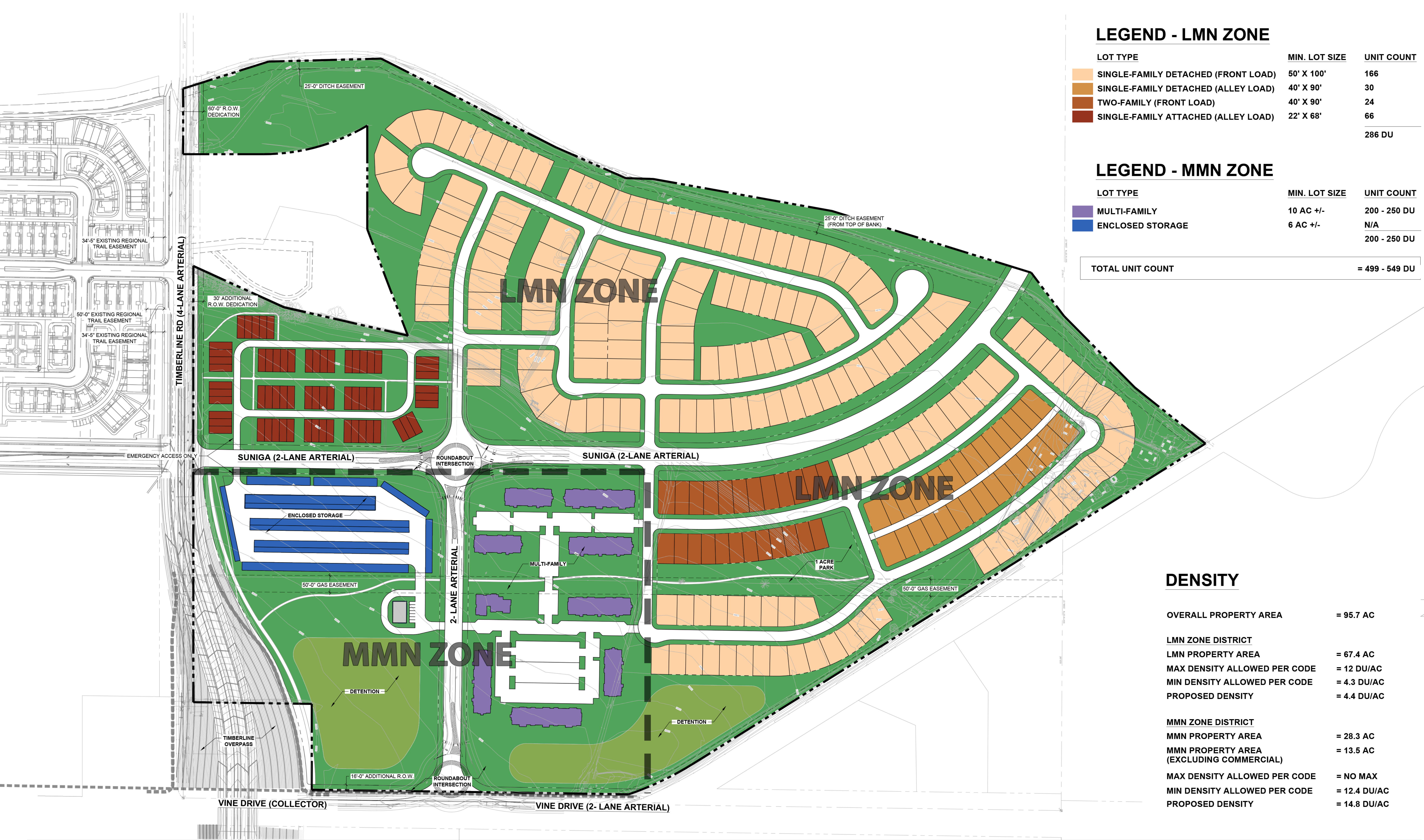


SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

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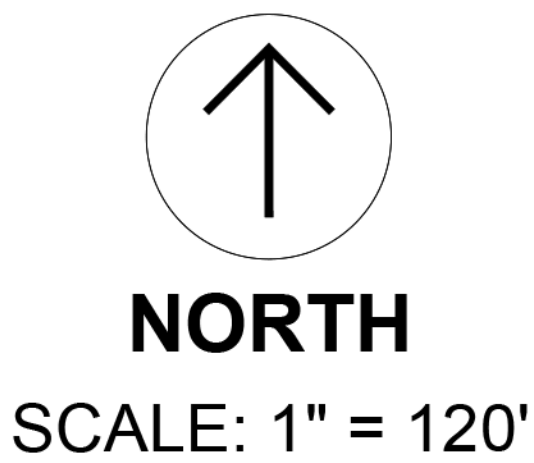
- 1) Preliminary Design Review Application form and filing fee (\$500).
  - 2) **Project Narrative** – Please include the following information:
    - (a) What are you proposing/use?
    - (b) What improvements and uses currently exist on the site?
    - (c) Describe the site circulation (auto and pedestrian), 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
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# EAST VINE PROPERTY

FORT COLLINS, COLORADO







July 31, 2025

City of Fort Collins  
Planning Department  
281 N College Ave  
Fort Collins, CO

East Vine Mixed-Use – Preliminary Design Review Submittal

To Whom It May Concern:

We are pleased to submit the enclosed Preliminary Design Review Meeting information for the East Vine Mixed-Use Development located northeast of the Timberline and Vine intersection. This letter reviews the project site location; existing conditions; proposed uses; building and parking; design intent; and proposed access, utilities, and drainage.

**Project Data**

Location:	NEC Timberline and Vine
Existing Land Area:	+/- 97 acres
Existing/Proposed Zoning:	Currently unincorporated/Proposed LMN & MMN
Current Use:	Vacant/Agricultural
Proposed Use:	Residential (multi-family, single-family attached, two-family, and single-family detached) & enclosed storage facility
Building Heights:	Enclosed Storage: 2-stories Multifamily Buildings: 3-stories Single-Family Attached, Two Family, & Single Family Detached: 2-stories

**Existing Conditions**

The 97-acre property is mostly undeveloped, utilized for agricultural purposes. At the easternmost end of the property are several agricultural outbuildings and a couple mobile homes. The property is accessed from either Timberline to the west or Vine to the south. The railroad tracks bound the property to the southeast and to the north lies the Larimer and Weld Canal. Running east to west through the property (south of Suniga) lies an existing 50' gas line easement.

### **Proposed Project & Uses**

The project will consist of commercial and residential uses with varying densities. The highest density residential use consists of multi-family apartments located at the intersection of Vine and the proposed arterial street near the south of the property. An enclosed storage facility is also proposed southeast of the Timberline and Suniga intersection. These two uses are anticipated to be zoned MMN. The remainder of the site will be zoned LMN and will consist of single family attached, two-family, and single-family detached units.

### **Site Access, Circulation, and Parking**

The development will be accessed from Suniga Road, a 2-lane arterial, which is planned to be extended east through the project. Secondary access will be provided off Vine Drive, where it's classified as a 2-lane arterial to the east and a collector street to the west. While not reflected on the Master Street Plan, the City has preliminary plans to build an overpass over Vine Drive and the railway. This future alignment is shown on the Concept Plan. Within the development, a new arterial street will connect Vine Drive and Suniga Road. Local residential street sections are proposed throughout the development.

Pedestrian circulation will be prioritized throughout the project, including along the 50' gas easement that runs east to west through the property. The City's Strategic Trails Plan (adopted July 2025) shows proposed regional trails running north to south along Timberline, and an Active Modes side path along Vine Drive.

### **Site Design and Architecture**

The property faces several challenges for development including the BNSF railroad to the south and the canal to the north; the 50' gas line easement, the proposed alignment of Suniga, an arterial ROW, through the property; and the re-alignment of Timberline at the southwest corner of the property. The proposed Concept Plan intends to balance these constraints with a design that is viable for construction while creating a dynamic community which supports the principles of the Land Use Code.

### **Compatibility with the Surrounding Area**

The Structure Plan classifies the subject property as "Mixed Neighborhood", which is consistent with LMN and MMN zone districts. This is also compatible with the current zoning of adjacent properties, which includes LMN to the northwest (including a portion of this property), Employment District to the north, MMN to the west (Bull Run Townhomes and Waterfield), and LMN to the east and south.

### **Impact On Natural Features**

An Ecological Characterization Study (ECS) will be provided with the future PDP to determine what, if any, significant environmental features exist on the property.

### **Unusual Factors Restricting or Affecting Proposal**

There are no unusual factors restricting or affecting the property. Specific topics we would like to discuss that may impact our proposed development are listed in the discussion section below.

### **Detention & Water Quality**

Onsite detention and water quality will be provided as required by city guidelines. The property currently appears to drain to the south; this is not anticipated to change.

### **Floodplain**

No floodplains appear to be present on the property.

## **Discussion Topics & Questions**

We wish to discuss or obtain answers to the following entitlement topics:

### **1. Annexation & Entitlements**

- a. Please confirm the proposed zoning as shown on the Concept Plan.
- b. Please comment on the need for an ODP.
- c. Please provide an outline of the required entitlement processes and their typical duration to complete.
- d. Would staff support the proposed storage area? This area presents a hardship for residential and other commercial uses, with the headlights/traffic/noise as vehicles come down the northbound lanes of the overpass. Would staff support LMN zoning here to allow storage facilities in this location? Currently we believe the standard is 500' north of Vine for an allowable use of storage. We are seeing this to be extended to +/-900' to accommodate the storage.

### **2. Access & Street Improvements**

- a. Please elaborate on the timing and construction responsibility of the Timberline overpass. Will interim improvements be required to Timberline as constructed by Waterfield in anticipation of the future overpass?
- b. Will the City reimburse the developer for the acquisition of right-of-way for streets beyond the local classification and the actual construction costs (Timberline, Suniga, Vine, and the new north-south arterial)?
- c. Will the design for the bridge where Suniga crosses the Larimer and Weld canal be provided by the City or the developer? Can this design/construction be deferred until the future extension of Suniga beyond this development?
- d. Please comment on the location for any anticipated trail easements through this project. In prior discussions with the City, an underpass was planned at the northwestern edge of our property with the trail then heading north along the east side of Timberline. Is this still the case? Will there be another trail underpass at the Timberline overpass? See Regional Trail exhibit included in this submittal for possible routing of the trail.
- e. Are the access points shown on the Concept Plan acceptable both in number and location?
- f. Please comment on any access requirements that this application does not consider.

### **3. Drainage & Detention**

- a. Is staff aware of any special drainage issues/problems for future requirements for the area?

### **4. Utilities**

- a. What are the current conditions for water and sewer?
- b. What improvements are needed to serve the property?
- c. Are there any water and sewer capacity limitations?
- d. Are there any repayment agreements on file with the City?