

Conceptual Review Agenda

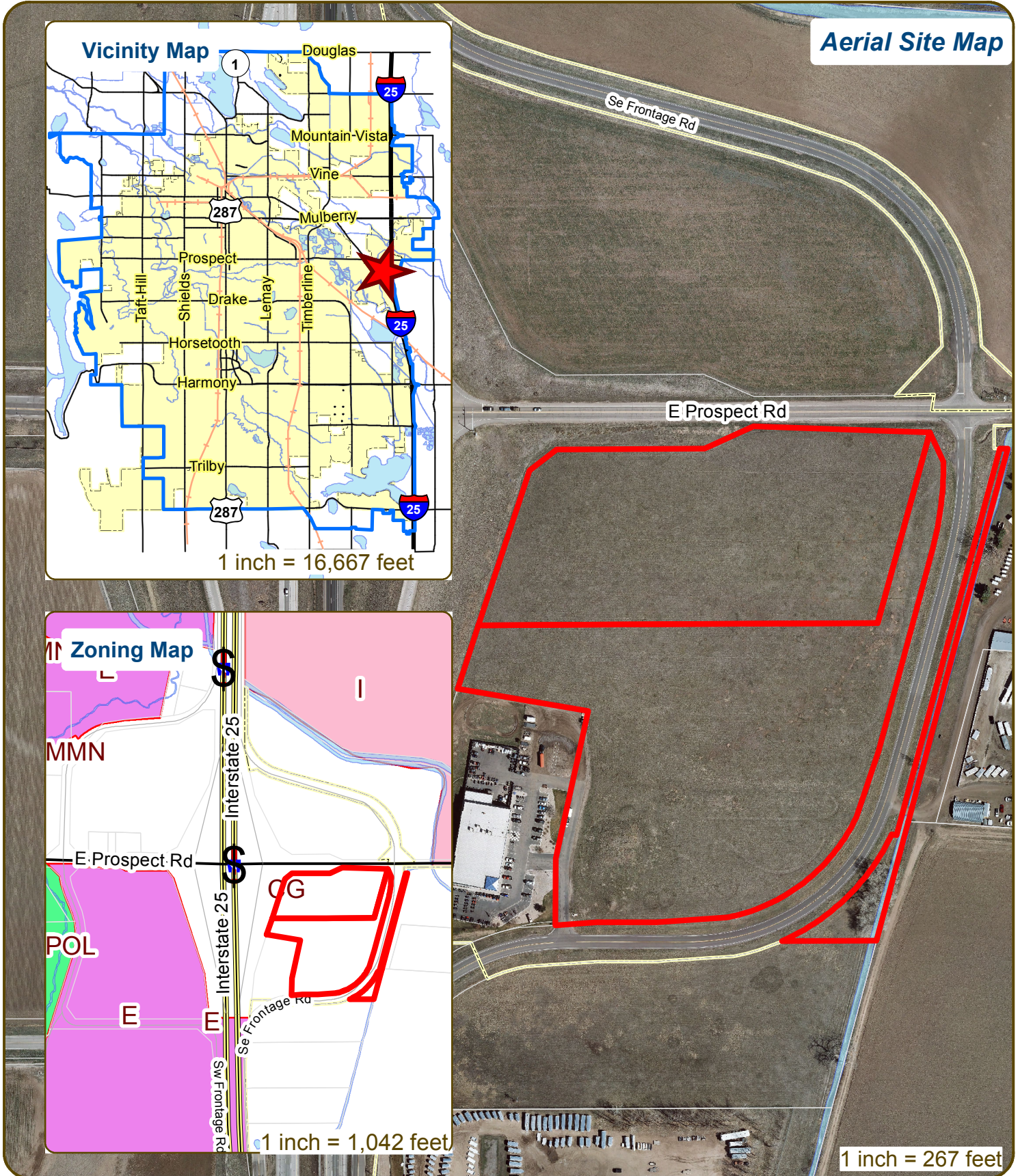
Schedule for 07/24/17 to 07/24/17

281 Conference Room A

Monday, July 24, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	Paradigm Properties	Roger Sherman 970-223-7577 rsherman@bhadesign.com CDR170048	This is a three parcel, Overall Development Plan at the southeast corner of Interstate 25 and Prospect Rd (parcel #'s8722200013, 8722200025). Parcels A and B propose access from a new local street and propose 6 points of access; while Parcel C will take access from Southeast Frontage Road. The proposed land uses are consistent with current zoning with commercial uses, although exact use is unknown at this time. The parcels are located in the General Commercial (CG) zone district and are subject to Planning and Zoning Board (Type 2) review.	Clay Frickey

Paradigm Properties I-25 and Prospect Rd



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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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@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) _____

Roger Sherman

Business Name (if applicable) BHA Design - Consultant

Your Mailing Address 1603 Oakridge Drive

Phone Number 970.223.7577 Email Address rsherman@bhadesign.com

Site Address or Description (parcel # if no address) _____

Parcel #'s: 8722200013, 8722200025, 8722200025

Description of Proposal (attach additional sheets if necessary) _____

Overall Development Plan for 16.9 acre property located in the SE quadrant of the I-25/Prospect Interchange. Property is Zoned CG Commercial

Proposed Use TBD - Mix of Uses Permitted in CG Zoning Existing Use Vacant

Total Building Square Footage TBD S.F. Number of Stories TBD Lot Dimensions TBD

Age of any Existing Structures No Existing Structures within ODP Boundary

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? [X] Yes [] No If yes, then at what risk is it? High Floodway, High

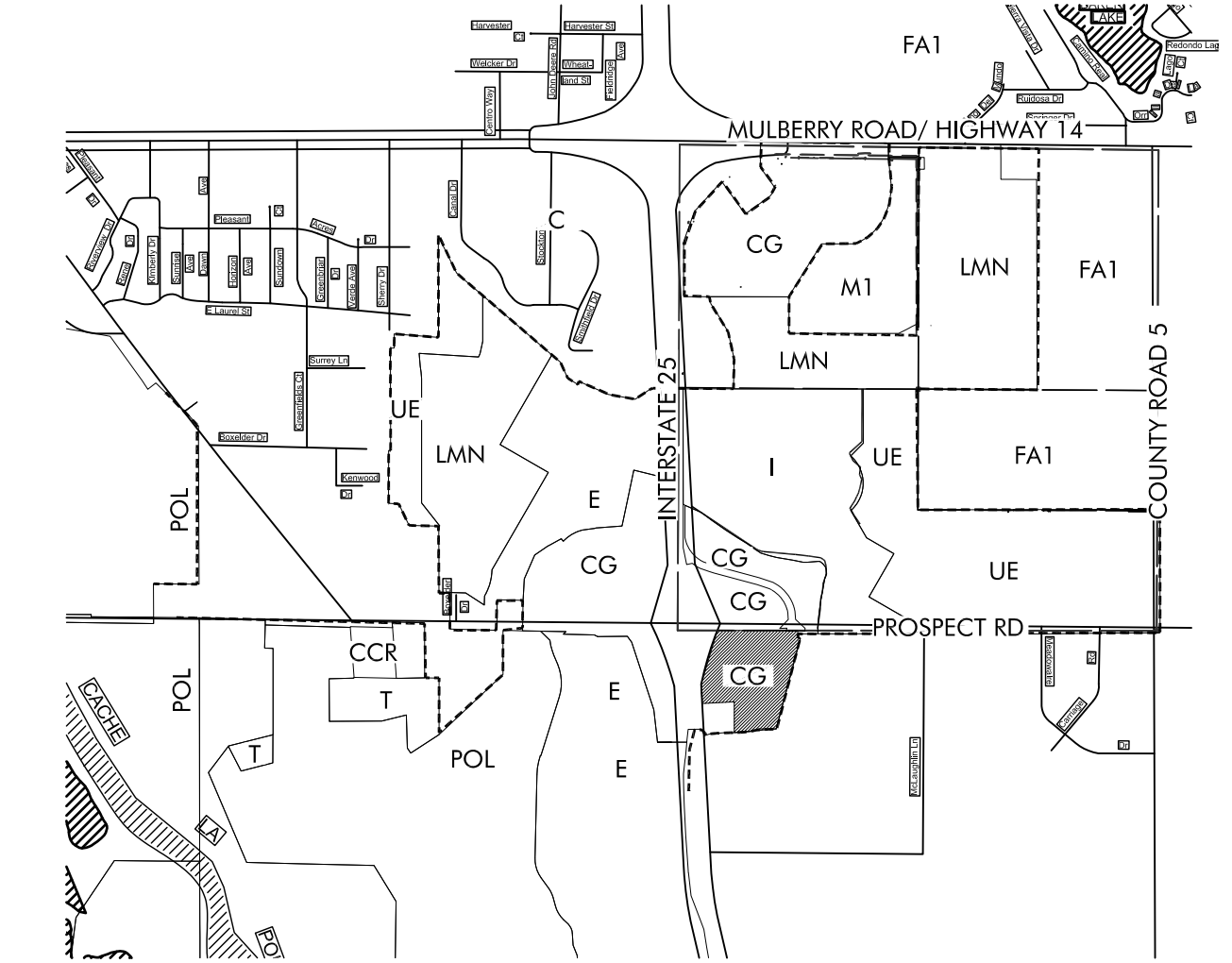
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area To Be Determined S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

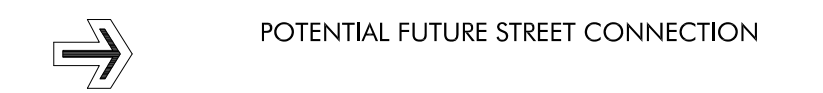
Suggested items for the Sketch Plan:

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?

VICINITY MAP



LEGEND



LAND USE BREAKDOWN

PARCEL	LAND USE	PERCENT OF TOTAL SITE	AREA
A	COMMERCIAL	52%	+/- 8.72 AC
B	COMMERCIAL	44%	+/- 7.51 AC
C	COMMERCIAL	4%	+/- 0.68 AC
TOTAL			+/-16.91 AC

NOTES

- ALL PUBLIC STREETS WILL BE DESIGNED TO THE LARIMER COUNTY URBAN AREA STREET STANDARDS*. THE ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE LOCATIONS ONLY. PRECISE LOCATIONS OF ACCESS POINTS WILL BE DETERMINED AT THE TIME OF SITE SPECIFIC PROJECT DEVELOPMENT PLANS.
- PER LUC SECTION 3.7.3(E)(1), ALL TRANSPORTATION, WATER AND WASTEWATER, STORM DRAINAGE, EMERGENCY SERVICES, AND ELECTRIC POWER FACILITIES SHALL MEET THE MINIMUM REQUIREMENTS FOR ADEQUATE PUBLIC FACILITIES AT THE TIME OF SITE SPECIFIC PROJECT DEVELOPMENT PLANS.

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENT THAT: Paradigm Properties, LLC and/or assigns being all the lawful recorded owners of the property shown on this development plan, except any existing public streets, roads, or highways, do hereby certify that I/we accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Fort Collins, dated _____, and that I/we consent to the recording of any information pertaining thereto.
 Owner: Paradigm Properties, LLC

By: _____
 Date: _____
 STATE OF COLORADO)
 COUNTY OF LARIMER) ss.
 The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____
 My commission expires: _____

Notary Public

OVERALL DEVELOPMENT PLAN
 PARADIGM PROPERTIES

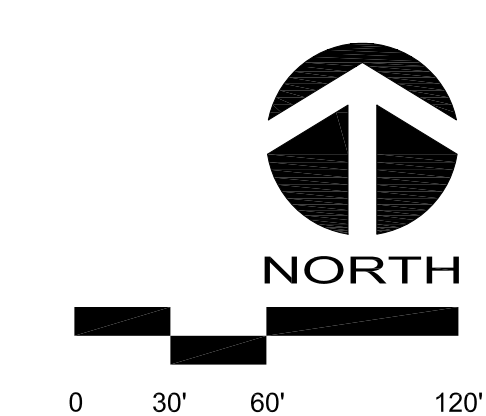
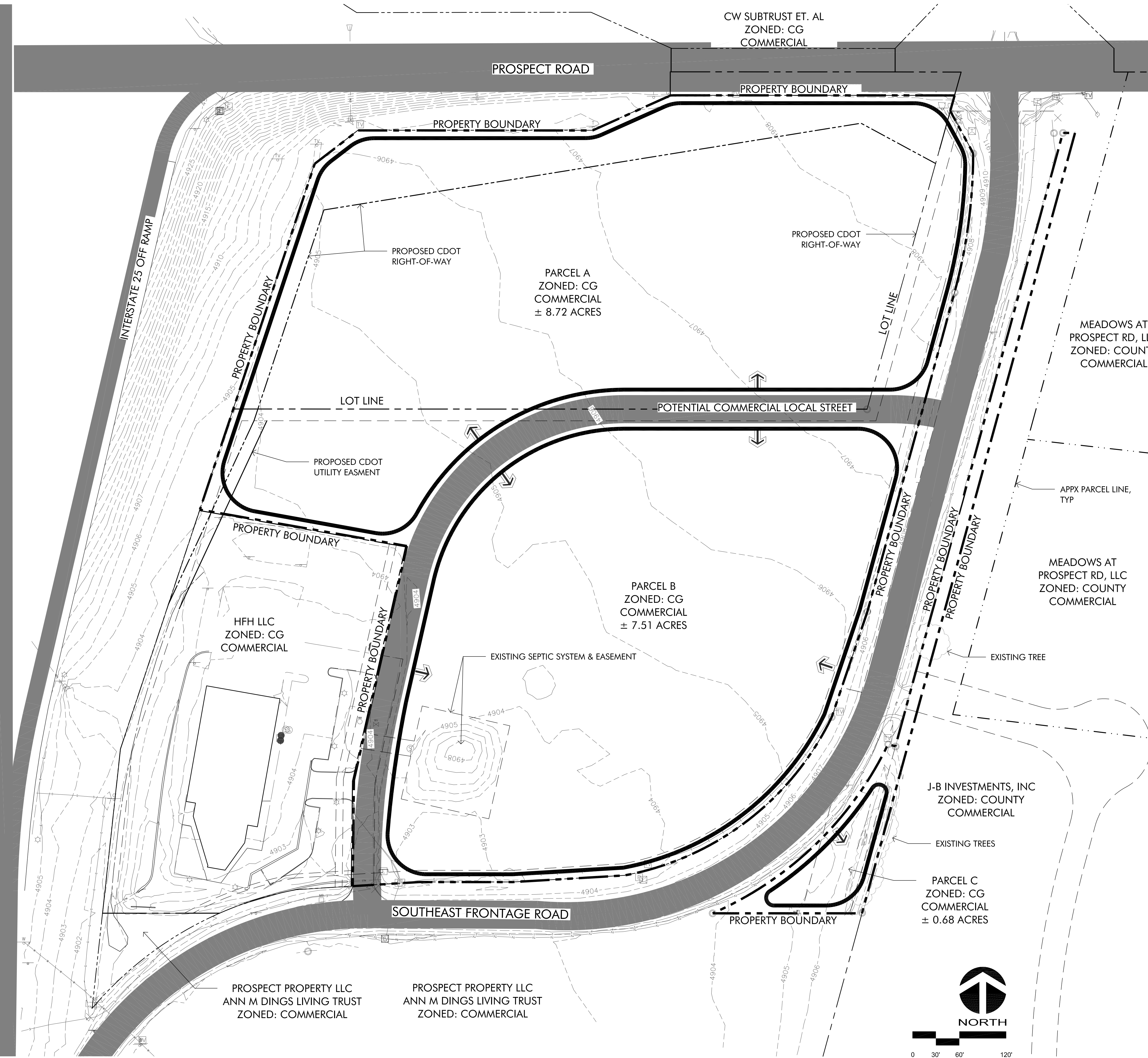
REVISIONS: _____
 DATE: _____

1603 Oakridge Drive
 Fort Collins, CO 80525
 970-223-7577



JUNE 30, 2017
 SHEET 1 OF 1

INTERSTATE 25



PROSPECT PROPERTY LLC
 ANN M DINGS LIVING TRUST
 ZONED: COMMERCIAL

PROSPECT PROPERTY LLC
 ANN M DINGS LIVING TRUST
 ZONED: COMMERCIAL

J-B INVESTMENTS, INC
 ZONED: COUNTY
 COMMERCIAL

PARCEL C
 ZONED: CG
 COMMERCIAL
 ± 0.68 ACRES

PARCEL A
 ZONED: CG
 COMMERCIAL
 ± 8.72 ACRES

PARCEL B
 ZONED: CG
 COMMERCIAL
 ± 7.51 ACRES

MEADOWS AT
 PROSPECT RD, LLC
 ZONED: COUNTY
 COMMERCIAL

MEADOWS AT
 PROSPECT RD, LLC
 ZONED: COUNTY
 COMMERCIAL

CW SUBTRUST ET. AL
 ZONED: CG
 COMMERCIAL

HFH LLC
 ZONED: CG
 COMMERCIAL