

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

2/9/2023 10:15 AM

## Project Name

Bloom Filing One Amendment  
CDR230008

## Applicant

Ryan McBreen  
970-409-3414  
rmcbreen@norris-design.com

## Description

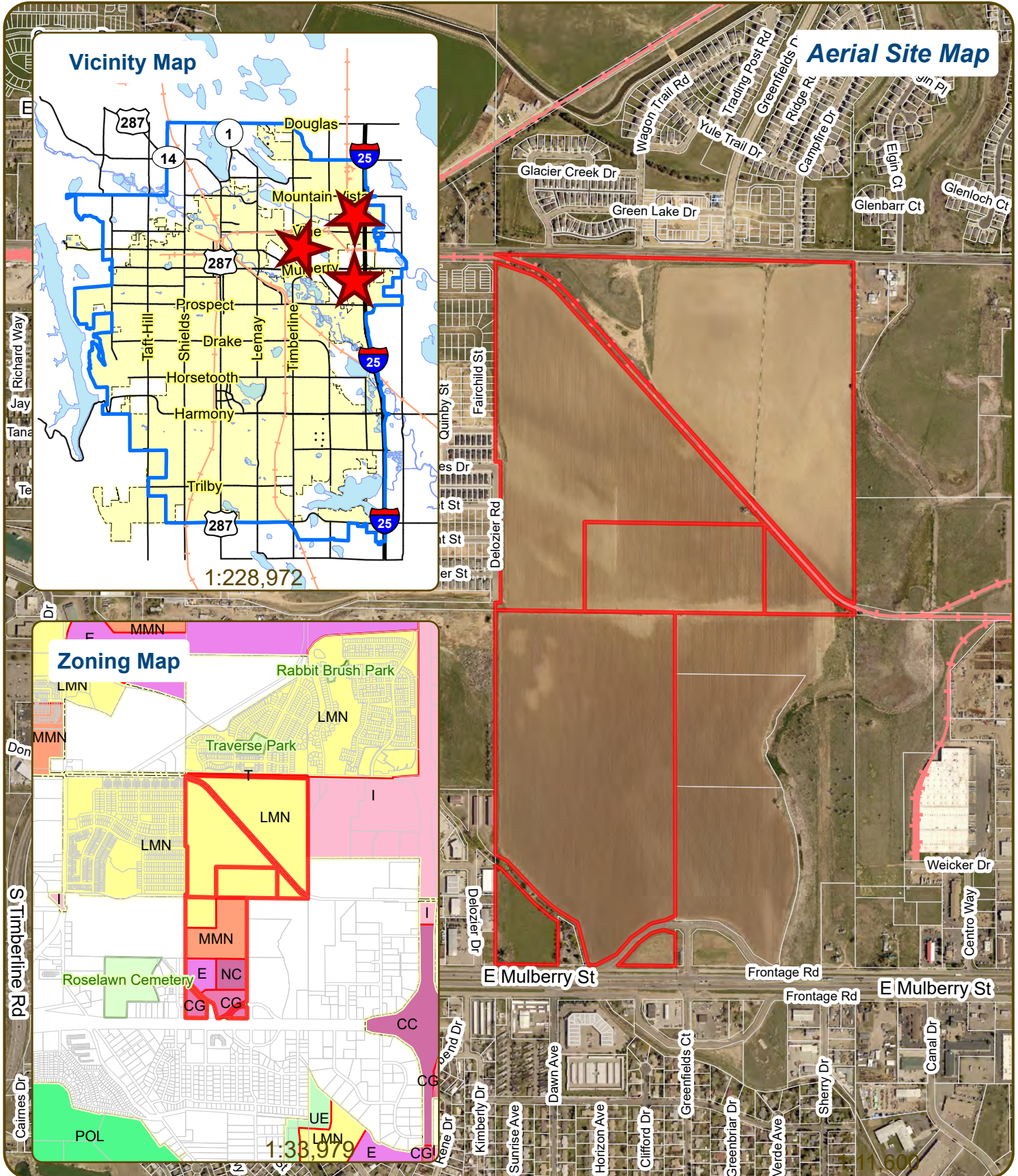
This is a request for plat and development plan amendments of Bloom Filing One. (parcel #s 8709000004, 8709000039, 8709000006). The applicant proposes a variety of plan amendments including; relocation of a raw water well, changes to various lots in Blocks 1, 6, 7, 8, 9, & 10; revision of grading and detention areas; additional easements; adjustments to phasing plans; revision to irrigation plans. Access would be primarily take from the future extension of Greenfields Dr extending from E Mulberry St north to Vine Dr. The site is approximately 0.50 miles east of N Timberline Rd and approximately 0.26 miles north of E Mulberry St. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) and Medium Density Mixed-Use Neighborhood District (M-M-N) zone districts, and the project would be subject to a Major Amendment Review.

**Planner:** Kai Kleer

**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

# Bloom Filing 1 Amendment Plan Amendment



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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 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) \_\_\_\_\_

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 26, 2023

City of Fort Collins  
281 N. College Avenue  
Fort Collins, CO 80524

Re: Bloom – Filing One: Concept Review Narrative

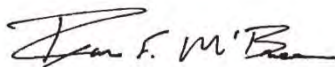
To Whom it May Concern:

On behalf of the Applicants, Mulberry Development, LLC, we are pleased to be submitting these materials for a Concept Review to explore a request to make amendments to the recently recorded Filing One Final Plan and Plat. Below is a list of the amendment items we wish to pursue and discuss with Staff at this Concept Review Meeting:

1. Identification and relocation of a raw water well. Area identified as #1 on attached exhibit. The current well is located under the future extension of International Boulevard and will be shifted to the future Filing 4 site.
2. Removal of lots 32 & 33 of Block 1 and reorientation of lots 30 & 31 of Block 1 to front Parkland Street. This adjustment will provide more area for the planned neighborhood park in this area. Area identified as #2 on attached exhibit.
3. Revised grading channel for Budersus well in the NE corner of the community, adjacent to Vine, providing a clear flow channel to the channel connecting Vine to the ponds below the railroad crossing.. Area identified as #3 on attached exhibit.
4. Adjust detention ponds and storm inlets to account for recently submitted Filing Four site plan. Area identified as #4 on attached exhibit.
5. Create condo pads and ultimately plats for cottage homes. (Filing 1 Blocks 6, 7, 8, 9, & 10) Area identified as #5 on attached exhibit.
6. Update irrigation plans to reflect latest updates to irrigation design.
7. Add easement for planned non-potable irrigation system in cottage home areas (Filing 1 Blocks 6, 7, 8, 9, & 10) Area identified as #5 on attached exhibit to provide route for distribution through cottage blocks.
8. Phasing adjustment and discuss how to handle phased lot acceptance.

We are hoping this meeting with Staff will provide clarity on the correct processes to amend these documents. Thank you very much for your time and attention to this amendment request. We appreciate the opportunity to collaboratively work with you further on this proposed development.

Sincerely,  
Norris Design



Ryan F. McBreen  
Principal

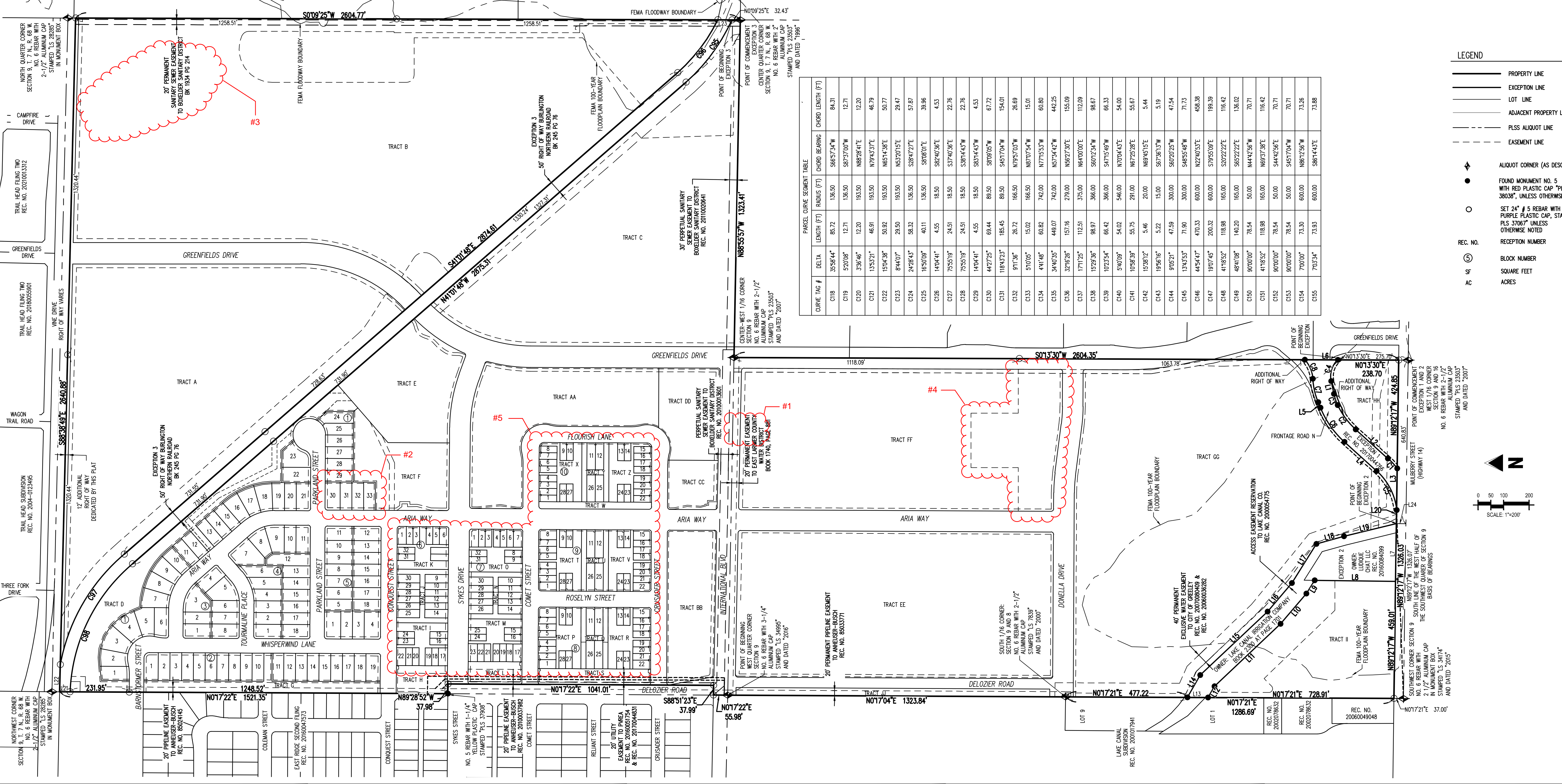


# BLOOM FILING ONE

LOCATED IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

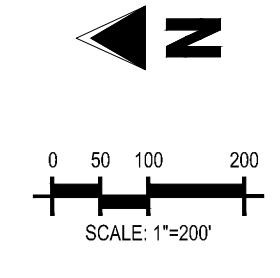
LINE TAG #	BEARING	LENGTH (FT)
L1	S78°05'34"W	518
L2	S42°03'53"W	170.09
L3	N87°12'17"W	163.03
L4	N42°03'53"E	170.09
L5	S87°32'21"W	22.42
L6	S01°32'00"W	129.46
L7	N89°12'17"W	226.55
L8	N4°04'32"E	37.81
L9	N57°33'07"W	61.41
L10	N49°14'07"W	155.67
L11	N42°10'19"W	356.39
L12	N60°03'09"W	50.43
L13	N07°12'E	80.56
L14	S60°03'09"E	100.57
L15	S43°10'19"E	382.79
L16	S49°14'07"E	146.77
L17	S75°30'19"E	181.02
L18	S12°22'07"E	112.04
L19	S19°44'07"E	211.80
L20	N87°12'17"W	52.59
L21	N07°12'E	40.89
L22	S88°38'49"E	106.51
L23	S09°25'25"W	55.33
L24	N04°43'E	37.00

CURVE TAG #	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	93°57'54"	368.09	S47°02'58"W	53.52
C2	22°49'14"	119.49	S00.00"W	118.70
C3	131°2'29"	46.16	S71°29'58"W	46.06
C4	89°05'50"	91.21	N02°51'34"W	87.35
C5	41°30'01"	175.84	N42°03'53"E	172.09
C6	25°53'30"	165.39	N50°00'00"E	163.99
C7	181°13'17"	65.40	N77°03'57"E	65.00
C8	38°27'09"	62.37	N65°59'25"E	60.84
C9	45°13'30"	440.44	S22°36'45"W	429.10
C10	21°58'14"	236.84	N34°39'23"E	235.50
C11	85°32'28"	14.83	N65°02'00"E	13.58
C12	197°45'	213.84	S79°55'09"E	212.85
C13	89°48'05"	15.67	S44°55'59"E	14.11
C14	90°00'00"	15.71	S45°17'04"W	14.14
C15	252°23'33"	279.89	S35°59'13"E	102.39
C16	72°32'33"	46.21	S45°00'00"E	43.19
C17	90°00'00"	15.71	S44°42'58"E	14.14
C18	41°19'52"	139.53	S02°22'22"E	136.52
C19	48°11'08"	164.42	S65°22'22"E	159.52
C20	90°00'00"	15.71	S45°17'04"W	14.14
C21	142°6'49"	41.98	S73°02'28"W	41.87
C22	118°53'37"	179.50	S44°42'58"E	148.88
C23	142°6'49"	41.98	S44°42'58"E	41.87
C24	90°00'00"	15.71	S44°42'58"E	14.14
C25	90°00'00"	15.71	S44°42'58"E	14.14
C26	90°00'00"	15.71	S44°42'58"E	14.14
C27	90°00'00"	15.71	S44°42'58"E	14.14
C28	41°19'52"	139.53	S02°22'22"E	136.52
C29	90°00'00"	15.71	S44°42'58"E	14.14
C30	90°00'00"	15.71	S44°42'58"E	14.14
C31	41°19'52"	139.53	S02°22'22"E	136.52
C32	90°00'00"	15.71	S44°42'58"E	14.14
C33	41°19'52"	139.53	S02°22'22"E	136.52
C34	90°00'00"	15.71	S44°42'58"E	14.14
C35	90°00'00"	15.71	S44°42'58"E	14.14
C36	90°00'00"	15.71	S44°42'58"E	14.14
C37	90°00'00"	15.71	S44°42'58"E	14.14
C38	90°00'00"	15.71	S44°42'58"E	14.14
C39	90°00'00"	15.71	S44°42'58"E	14.14
C40	90°00'00"	15.71	S44°42'58"E	14.14
C41	90°00'00"	15.71	S44°42'58"E	14.14
C42	90°00'00"	15.71	S44°42'58"E	14.14
C43	90°00'00"	15.71	S44°42'58"E	14.14
C44	90°00'00"	15.71	S44°42'58"E	14.14
C45	90°00'00"	15.71	S44°42'58"E	14.14
C46	90°00'00"	15.71	S44°42'58"E	14.14
C47	90°00'00"	15.71	S44°42'58"E	14.14
C48	90°00'00"	15.71	S44°42'58"E	14.14
C49	90°00'00"	15.71	S44°42'58"E	14.14
C50	90°00'00"	15.71	S44°42'58"E	14.14
C51	90°00'00"	15.71	S44°42'58"E	14.14
C52	90°00'00"	15.71	S44°42'58"E	14.14
C53	90°00'00"	15.71	S44°42'58"E	14.14
C54	90°00'00"	15.71	S44°42'58"E	14.14
C55	90°00'00"	15.71	S44°42'58"E	14.14
C56	90°00'00"	15.71	S44°42'58"E	14.14
C57	90°00'00"	15.71	S44°42'58"E	14.14
C58	90°00'00"	15.71	S44°42'58"E	14.14
C59	90°00'00"	15.71	S44°42'58"E	14.14
C60	90°00'00"	15.71	S44°42'58"E	14.14
C61	90°00'00"	15.71	S44°42'58"E	14.14
C62	90°00'00"	15.71	S44°42'58"E	14.14
C63	90°00'00"	15.71	S44°42'58"E	14.14
C64	90°00'00"	15.71	S44°42'58"E	14.14
C65	90°00'00"	15.71	S44°42'58"E	14.14
C66	90°00'00"	15.71	S44°42'58"E	14.14
C67	90°00'00"	15.71	S44°42'58"E	14.14
C68	90°00'00"	15.71	S44°42'58"E	14.14
C69	90°00'00"	15.71	S44°42'58"E	14.14
C70	90°00'00"	15.71	S44°42'58"E	14.14
C71	90°00'00"	15.71	S44°42'58"E	14.14
C72	90°00'00"	15.71	S44°42'58"E	14.14
C73	90°00'00"	15.71	S44°42'58"E	14.14
C74	90°00'00"	15.71	S44°42'58"E	14.14
C75	90°00'00"	15.71	S44°42'58"E	14.14
C76	90°00'00"	15.71	S44°42'58"E	14.14
C77	90°00'00"	15.71	S44°42'58"E	14.14
C78	90°00'00"	15.71	S44°42'58"E	14.14
C79	90°00'00"	15.71	S44°42'58"E	14.14
C80	90°00'00"	15.71	S44°42'58"E	14.14
C81	90°00'00"	15.71	S44°42'58"E	14.14
C82	90°00'00"	15.71	S44°42'58"E	14.14
C83	90°00'00"	15.71	S44°42'58"E	14.14
C84	90°00'00"	15.71	S44°42'58"E	14.14
C85	90°00'00"	15.71	S44°42'58"E	14.14
C86	90°00'00"	15.71	S44°42'58"E	14.14
C87	90°00'00"	15.71	S44°42'58"E	14.14
C88	90°00'00"	15.71	S44°42'58"E	14.14
C89	90°00'00"	15.71	S44°42'58"E	14.14
C90	90°00'00"	15.71	S44°42'58"E	14.14
C91	90°00'00"	15.71	S44°42'58"E	14.14
C92	90°00'00"	15.71	S44°42'58"E	14.14
C93	90°00'00"	15.71	S44°42'58"E	14.14
C94	90°00'00"	15.71	S44°42'58"E	14.14
C95	90°00'00"	15.71	S44°42'58"E	14.14
C96	90°00'00"	15.71	S44°42'58"E	14.14
C97	90°00'00"	15.71	S44°42'58"E	14.14
C98	90°00'00"	15.71	S44°42'58"E	14.14
C99	90°00'00"	15.71	S44°42'58"E	14.14
C100	90°00'00"	15.71	S44°42'58"E	14.14



CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C18	35°35'44"	85.72	136.50	S85°57'24"W	84.31
C19	52°08'46"	12.71	136.50	S87°37'00"W	12.71
C20	336°46'	12.20	93.50	N89°29'41"E	12.20
C21	135°32'11"	46.91	93.50	N79°43'37"E	46.79
C22	150°43'38"	50.82	93.50	N65°14'38"E	50.77
C23	84°40'07"	28.50	93.50	N52°01'51"E	28.47
C24	242°9'43"	58.32	136.50	S28°47'27"E	57.87
C25	163°00'09"	40.11	136.50	S87°05'10"E	39.96
C26	149°44'41"	4.55	18.50	S82°45'35"E	4.53
C27	75°55'19"	24.51	18.50	S37°40'36"E	22.76
C28	75°55'19"	24.51	18.50	S38°14'43"W	22.76
C29	149°44'41"	4.55	18.50	S87°05'10"W	4.53
C30	442°7'25"	69.44	89.50	S89°05'05"W	67.72
C31	118°43'33"	185.45	89.50	S45°17'04"W	154.01
C32	91°13'36"	26.72	166.50	N75°03'03"W	26.69
C33	51°00'05"	15.02	166.50	N87°03'54"W	15.01
C34	41°1'48"	60.82	742.00	N77°53'53"W	60.80
C35	34°40'35"	448.07	742.00	N57°34'42"W	442.25
C36	37°16'26"	157.16	279.00	N58°27'20"E	155.09
C37	171°12'51"	112.51	375.00	N64°00'00"E	112.09
C38	152°39'36"	98.97	368.00	S80°12'34"W	98.67
C39	102°31'54"	66.42	366.00	S47°54'49"W	66.33
C40	54°00'09"	54.02	546.00	N70°04'43"E	54.00
C41	103°38'38"	55.75	291.00	N87°25'28"E	55.67
C42	153°38'12"	5.46	20.00	N84°45'12"E	5.44
C43	195°56'16"	5.22	15.00	S87°36'13"W	5.19
C44	90°31'21"	47.59	300.00	S82°02'25"W	47.54
C45	134°33'53"	71.90	300.00	S48°55'48"W	71.73
C46	44°54'47"	470.33	600.00	N24°40'53"E	458.38
C47	197°45'07"	200.32	600.00	S79°55'09"E	199.39
C48	41°18'52"	118.88	165.00	S02°22'22"E	116.42
C49	494°10'08"	140.20	165.00	S82°22'22"E	136.02
C50	90°00'00"	78.54	50.00	N44°42'58"E	70.71
C51	41°18'52"	118.88	165.00	S02°22'22"E	116.42
C52	90°00'00"	78.54	50.00	S44°42'58"E	70.71
C53	90°00'00"	78.54	50.00	S45°17'04"W	70.71
C54	70°00'00"	73.30	600.00	N87°25'28"E	73.26
C55	70°33'44"	73.83	600.00	S88°44'45"E	73.88

- LEGEND**
- PROPERTY LINE
  - EXCEPTION LINE
  - LOT LINE
  - ADJACENT PROPERTY LINE
  - PLSS ALIQUOT LINE
  - EASEMENT LINE
  - ALIQUOT CORNER (AS DESCRIBED)
  - FOUND MONUMENT NO. 5 REBAR WITH RED PLASTIC CAP "PLS 38038", UNLESS OTHERWISE NOTED
  - SET 24" x 5" REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067" UNLESS OTHERWISE NOTED
  - RECEPTION NUMBER
  - BLOCK NUMBER
  - SQUARE FEET
  - ACRES



**BLOOM FILING ONE**

LOCATED IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, T. 7 N., R. 68 W. OF THE 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	10/27/2021	City comments	AN
2	1/19/2022	City comments	AN
3	3/30/2022	City comments	AN
4	6/10/2022	City comments	AN
5	6/01/2022	Revisions	ACS
6	7/12/2022	City comments	AN
7	8/17/2022	City comments	AN
8	9/13/2022	City comments	AN

Project No: HPH000022.10  
 Drawn By: FAK  
 Checked By: FAK  
 Date: 8/17/2021

