

# 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

6/13/2024 11:15 AM

## Project Name

Marijuana Manufacturing at 2518 Midpoint Dr  
CDR240036

## Applicant

Kurt Turner

(303)521-4795

promisedlandcolorado@gmail.com

**Planner:** Clark Mapes

**Engineer:** Tim Dinger

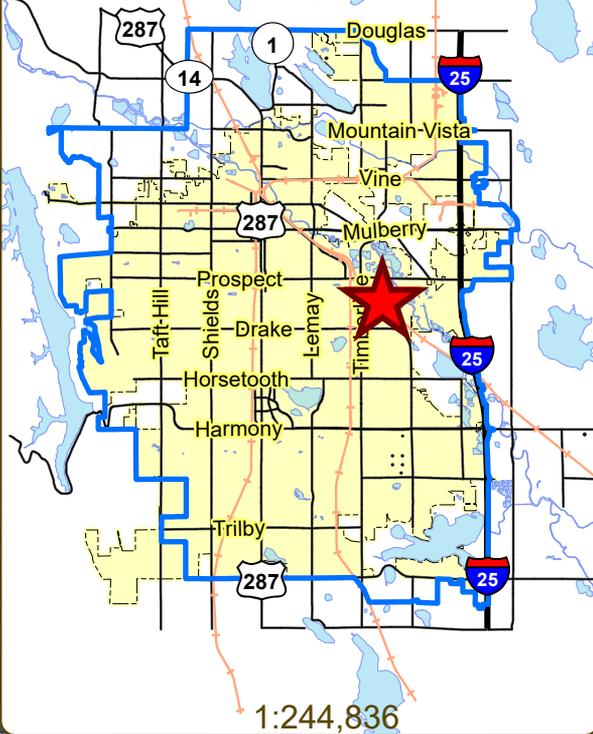
**DRC:** Todd Sullivan

## Description

This is a request for marijuana-infused product manufacturing facility at 2518 Midpoint Dr (parcel # 8720206022). Access is taken from the west on Midpoint Dr. The site is approximately 0.31 mi south of E Prospect Rd and approximately 0.41 mi east of S Timberline Rd. The property is located in the Industrial (I) District and is subject to a Basic Development Review (BDR).

# Marijuana Manufacturing at 2518 Midpoint Dr - Marijuana-Infused Product Manufacturers

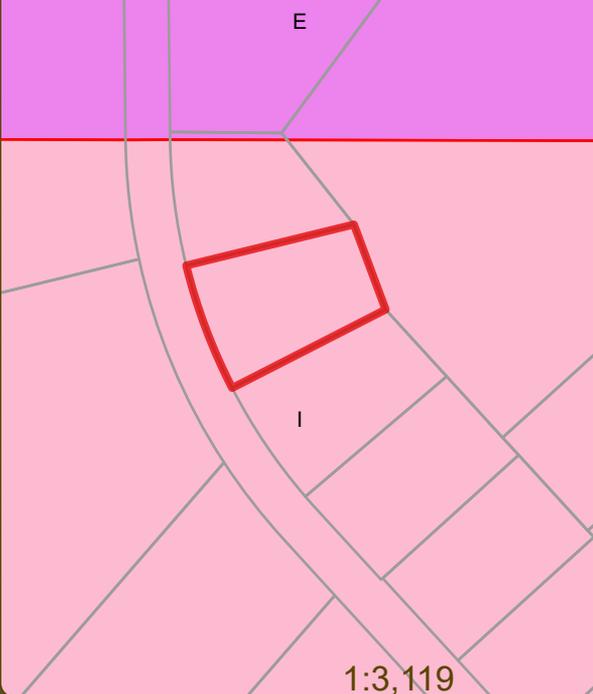
Vicinity Map



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) Kurt Turner - Owner / Managing Member

Are you a small business? [X] Yes [ ] No Business Name (if applicable) Promised Land Organics, LLC

Your Mailing Address 2518 Midpoint Dr., Unit 2, Fort Collins, CO 80525

Phone Number (303)521-4795 Email Address promisedlandcolorado@gmail.com

Site Address or Description (parcel # if no address) 2518 Midpoint Dr., Unit 2, Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) The previous tenant used this unit for wordworking. The facility is not operational as of yet, but has already been prepped for use, and USDA certified as an organic manufacturer flavored nuts & seeds We are required to complete the "Limited Scope" basic dev review, to become a licensed Cannabis-Infused Edible (MIP) producer in Fort Collins.

Proposed Use Cannabis-Infused Product Manufacturing Existing Use Snack Manufacturing (Existing) - Carpentry (Previous)

Total Building Square Footage 9,920 S.F. Number of Stories 1 Lot Dimensions 0.804 Acres (See attachments)

Age of any Existing Structures Built 1984

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 [X] 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 NONE - No changes to the existing structural exterior of the building, lot, or grounds 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? We plan on making no changes to the outside structure of the building, the grounds, the parking lot, the landscaping, utility or drainage

**Overhead Lot Outline and Summer Landscape**



# Parking, Waste/Recycling, & Landscape Callouts

Landscape Callouts



ADA Parking

Suite #2 Parking

Waste & Recycle



# Front View & Security Install Callout

2518

**Security Equipment Install**  
(Attach to building, minor electrical only with Wi-Fi Compatibility)

- Dome Camera
- Door contact sensor & electronic locking system



**UNIT 2 (Promised Land Organics)**

# Back View / Elevation & Building Measurements



146' 6"

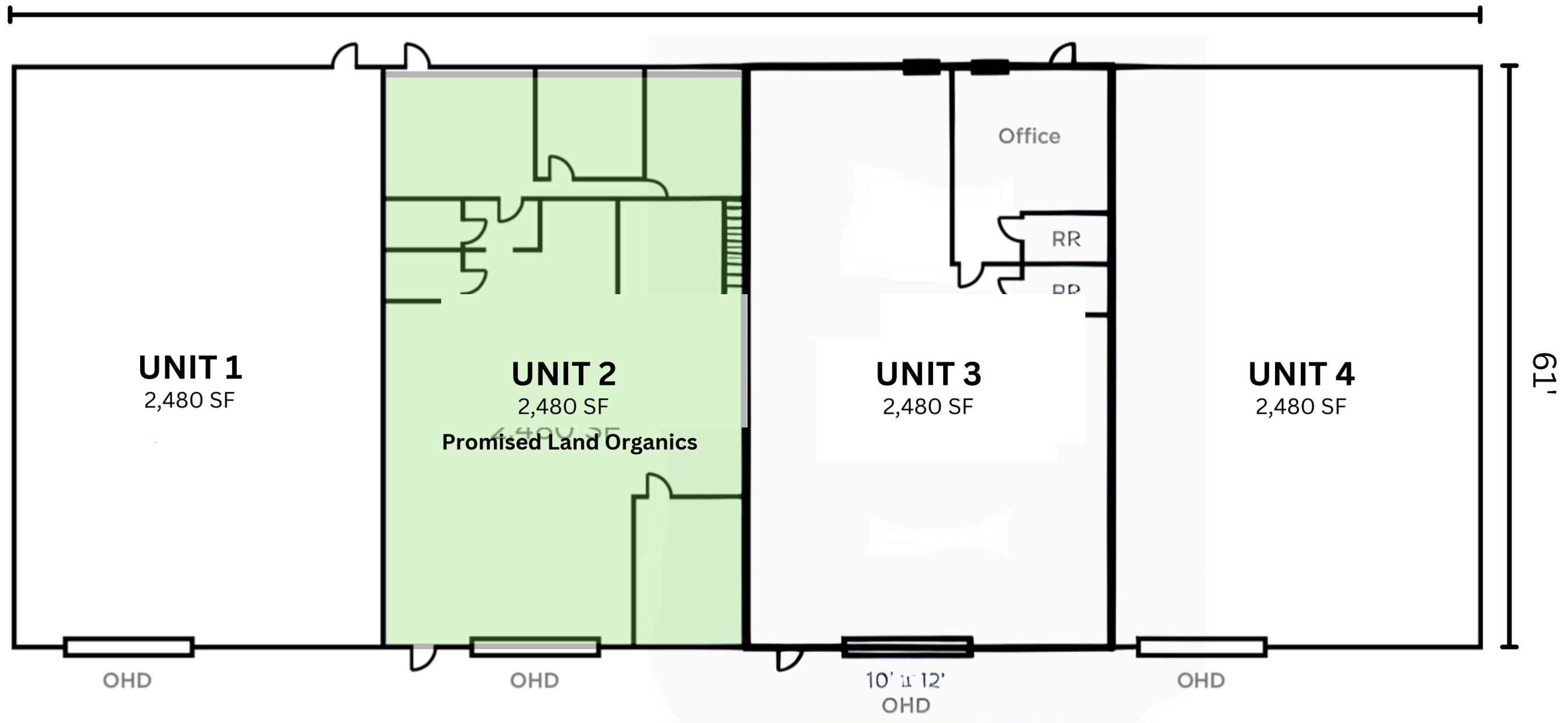
17'

61'

# 2518 Midpoint Dr., Building Floor Plan

FRONT

148' 6"



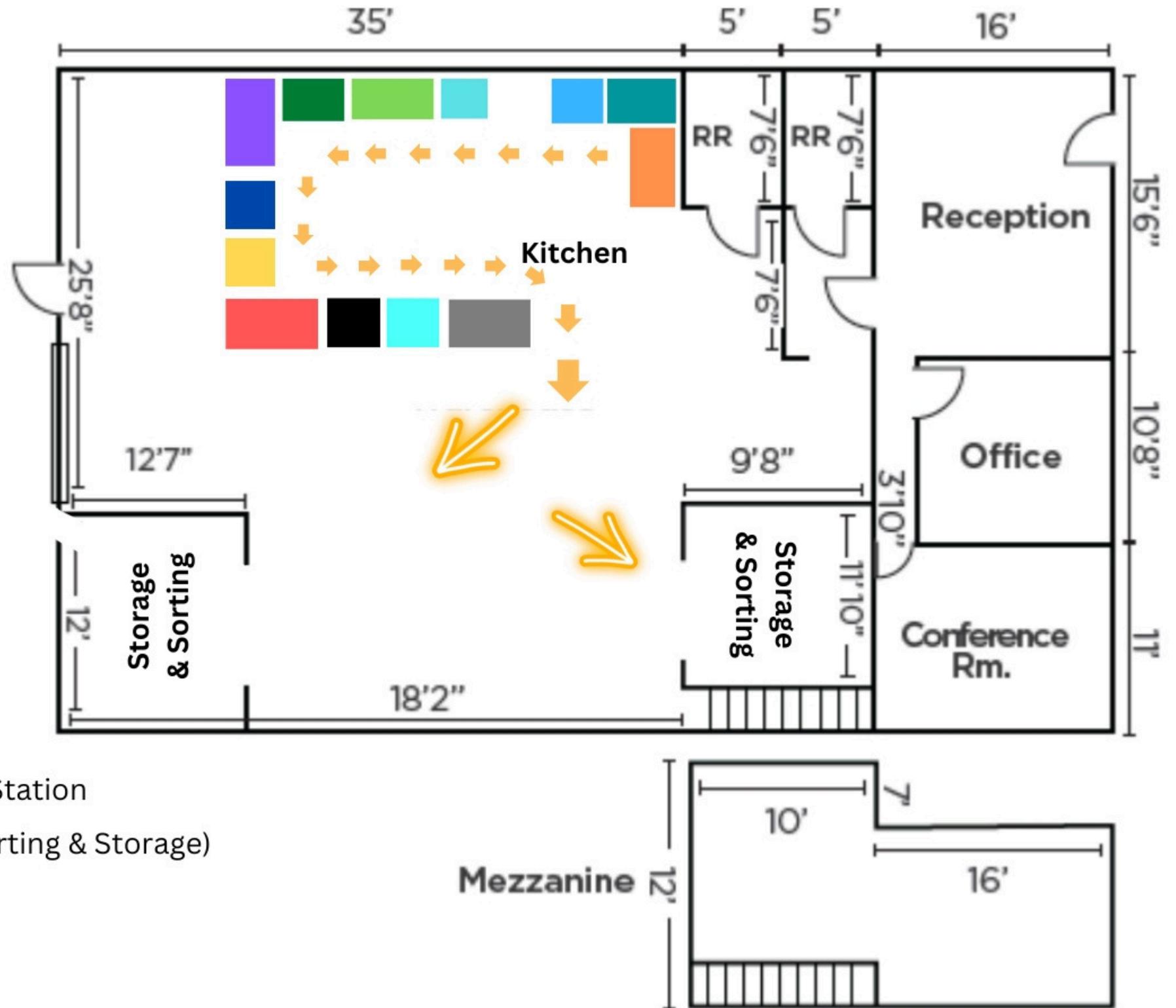
61'

BACK

# Promised Land (Unit 2) Floorplan & Product Flow Diagram

## Equipment Key

- Large Dish Dry Rack
- Prep Sink
- Commercial Dishwasher
- Mixer #1 (Pre-Bake Sunflower Oil)
- Pre-Bake Prep (Table #1)
- Commercial Oven
- Post-Bake Prep (Table #2)
- Mixer #2 (Seasoning)
- Mixer #3 (Seasoning)
- Cooling Station
- Measuring Dispenser #1
- Measuring Dispenser #2
- Heat Sealing Machine & Packaging Station
- Production Path to Completion (Sorting & Storage)

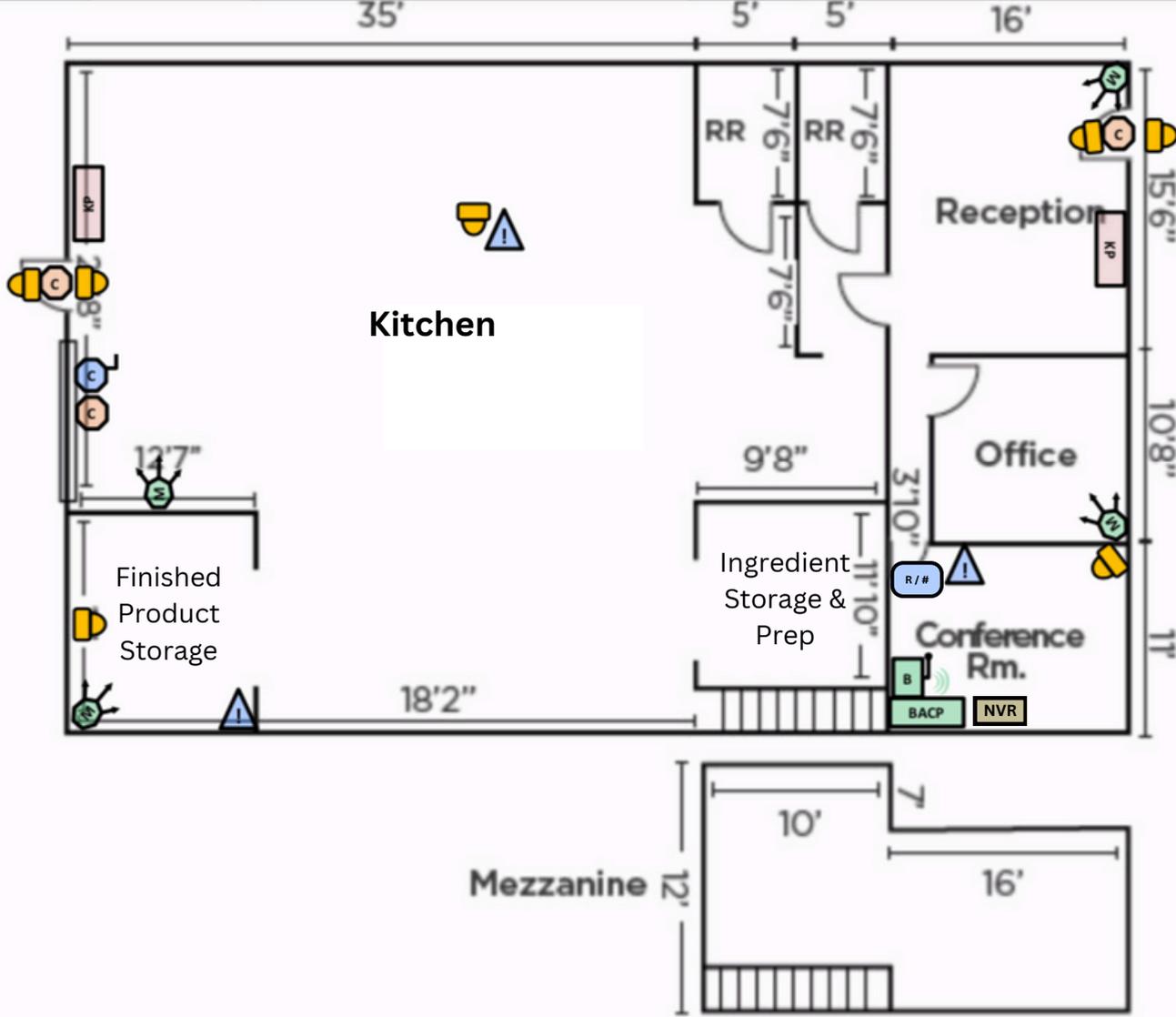




# Scope of Work

|               |                   |                |                        |                |  |                     |  |
|---------------|-------------------|----------------|------------------------|----------------|--|---------------------|--|
| <b>Legend</b> | <b>Estimate #</b> | <b>Account</b> | Promised Land Organics | <b>Address</b> | 2815 Midpoint Drive Ft. Collins CO 80525 | <b>Completed By</b> | Vincent Terwilliger (303) 564-4414<br>vterwilliger@adt.com |
|---------------|-------------------|----------------|------------------------|----------------|--|---------------------|--|

| Symbol                    | Description                        | # Devices |
|---------------------------|------------------------------------|-----------|
| <b>Intrusion Alarm</b>    |                                    |           |
| BACP                      | Intrusion Alarm Control Panel      | 1         |
| KP                        | Intrusion Alarm Keypad             | 2         |
| B                         | Cellular Backup                    | 1         |
| C                         | Door Contact                       | 3         |
| C                         | Overhead Door Contact              | 1         |
| M                         | Motion Detector (Long Range)       |           |
| M                         | Motion Detector (Wide Angle)       | 4         |
| M                         | Motion Detector (Ceiling Mount)    |           |
| G                         | Glassbreak Detector                |           |
| T                         | Photo-Electric Beam Transmitter    |           |
| R                         | Photo-Electric Beam Receiver       |           |
| !                         | Panic Button                       | 3         |
| 🔊                         | Siren                              |           |
| <b>Access Control</b>     |                                    |           |
| R ↓                       | Access Control Reader              | 1         |
| R ↑                       | Access Control Reader              |           |
| # ↓                       | Access Control Keypad              | 1         |
| # ↑                       | Access Control Keypad              |           |
| ACP                       | Access Control Panel               |           |
| P/S                       | Locking Hardware Power Supply      |           |
| <b>Video Surveillance</b> |                                    |           |
| 📹                         | Dome Camera                        | 7         |
| 📺                         | Camera and Housing                 |           |
| 📐                         | Approximate Field of View          |           |
| 🔄                         | Network Switch                     |           |
| 📡                         | 360 degree Camera                  |           |
| 📹                         | Dome Camera for Lunch room & lobby |           |
| NVR                       | Network Video Recorder             | 1         |
| 📺                         | 180 degree - panoramic camera      |           |
| 📺                         | Monitor                            |           |



## Security, Room Use Description & Access

**NOTE:** Technically speaking, according to the guidelines provided by the MED, this entire facility is a "limited access area". There is no storefront, no sales will take place here, it's strictly for processing and packaging and ONLY employees will ever be able to access the unit.

**Kitchen** - Food processing, prep, packaging and rear deliveries. Equipped with door and overhead door contact lock system motion detector, alarm keypad and dome cameras on the inside, outside and floor interior.

**Finished Product Storage** - Ready to ship finished product and flower storage. There is also a safe, motion detector, panic button and dome camera

**NOTE:** We would consider this a "Limited Access Area", however all employees would be able to access.

**Ingredient Storage & Prep** - Dry Ingredient and Food prep material storage

**Mezzanine** - Packaging material/non-food storage

**Conference Room** - Managing Member / Owner use Only. This is where the Network Video Recording Equipment, Intrusion Alarm Control & Access Panel, and Cellular Backup are located. The entry is equipped with access control reader & keypad. There is also a dome camera in this room.

**NOTE:** This would be a "limited access area"

**Reception** - Business Admin and Front Deliveries. Unit front entry equipped with door contact locking system, Alarm keypad, motion detector. Dome cameras located on inside and outside.

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**From:** Rob Bianchetto  
**Sent:** Friday, May 24, 2024 3:41 PM  
**To:** Kurt Turner  
**Cc:** Development Review Coordinators; Zoning; Marijuana Licensing; PDT Preapplication Meetings  
**Subject:** RE: [EXTERNAL] Hello from Kurt at Promised Land Organics

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Kurt,

2815 Midpoint Dr is located in the Industrial (I) zone. In that zone, marijuana manufacturing is a permitted use pending approval via a basic development review. Once that review is complete you would apply for the building permit. Once the building permit is complete and a certificate of occupancy is issued by Building Services, the use would officially be approved.

From our conversation it sounded like you were interested in starting with the conceptual review, which we do encourage as it will make the review process smoother. Here is the link to the development review website, where you can find the conceptual review application:  
<https://www.fcgov.com/developmentreview/applications.php#cb-35097-5806>

Here are some of the things we would like to see included with the conceptual review application (note- this is just some examples; you may be asked for additional items during the conceptual that will need to be included with the basic development review):

- Site Plan: should cover the entire exterior of the lot. Call out parking spaces, ADA spaces, trash enclosure, bike racks
- Landscape plan: you can provide a separate landscape plan calling out all the landscaping elements on the property (trees, turf, plantings, etc.), or you can also have it included on the site plan if you have enough space to show it all.
- Elevations- how each side of the building will look. Call out any changes you may be making, including exterior lighting
- Floor plan- shows how the inside will be laid out. This can be very basic, just showing how rooms will function (kitchen/assembly/offices/restrooms/etc.)

Once the application and plans are ready, they can be emailed to [preappmeeting@fcgov.com](mailto:preappmeeting@fcgov.com). A City Planner will reach out to schedule the conceptual review date. I have copied them on this email, as well as the Development Review Coordinators, in case you have any questions about this process.

Let us know if you have any questions as you begin the preparing for the conceptual review.

**ROB BIANCHETTO**

Senior Zoning Inspector, Community Development & Neighborhood Services

[City of Fort Collins](#)

281 N College Ave., Fort Collins, CO 80524

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**From:** Kurt Turner <[promisedlandcolorado@gmail.com](mailto:promisedlandcolorado@gmail.com)>  
**Sent:** Friday, May 24, 2024 10:08 AM  
**To:** Rob Bianchetto <[RBianchetto@fcgov.com](mailto:RBianchetto@fcgov.com)>  
**Subject:** [EXTERNAL] Hello from Kurt at Promised Land Organics

Hola Rob!

Thanks for jumping on with me today and send me the instructions please

Information for the property located at 2518 Midpoint Dr Fort Collins, CO includes data gathered from Larimer County tax records, public records data providers and LoopNet historical data records.

|                          |                                       |                      |                  |
|--------------------------|---------------------------------------|----------------------|------------------|
| <b>Address</b>           | 2518 Midpoint Dr                      | <b>CBSA</b>          | Fort Collins, CO |
| <b>Subdivision Name</b>  | Prospect Industrial Park              | <b>APN/Parcel ID</b> | 87202-06-022     |
| <b>Legal Description</b> | LOT 22, PROSPECT INDUSTRIAL PARK, FTC | <b>Land Use</b>      | Commercialnec    |
| <b>County</b>            | Larimer                               | <b>Zoning</b>        | X                |
| <b>State</b>             | Colorado                              | <b>Flood Zone</b>    | 08069C0983H      |
| <b>Lot #</b>             | 22                                    | <b>Tax Year</b>      | 2023             |
| <b>Lot Size</b>          | 0.804                                 | <b>Assessed Year</b> | 2024             |
| <b>Submarket</b>         | Fort Collins/Loveland                 | <b>Census</b>        | 001605           |
| <b>Market</b>            | Denver                                | <b>TOTAL SQ FT</b>   | 9,920            |

