

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

9/12/2024 10:15 AM

Project Name

Pickleball at Jessup Farms

CDR240055

Applicant

Shelley LaMastra

970-484-8855

slamastra@rviplanning.com

Planner: Rob Bianchetto

Engineer: Tim Dinger

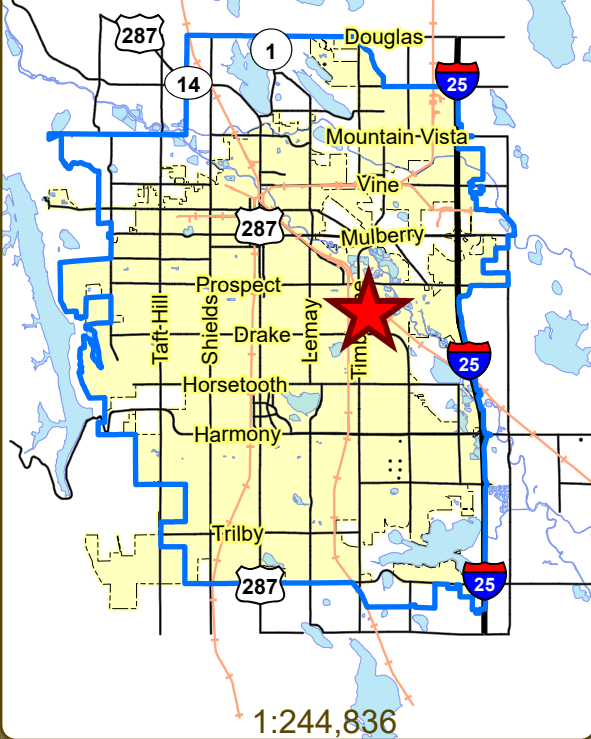
DRC: Todd Sullivan

Description

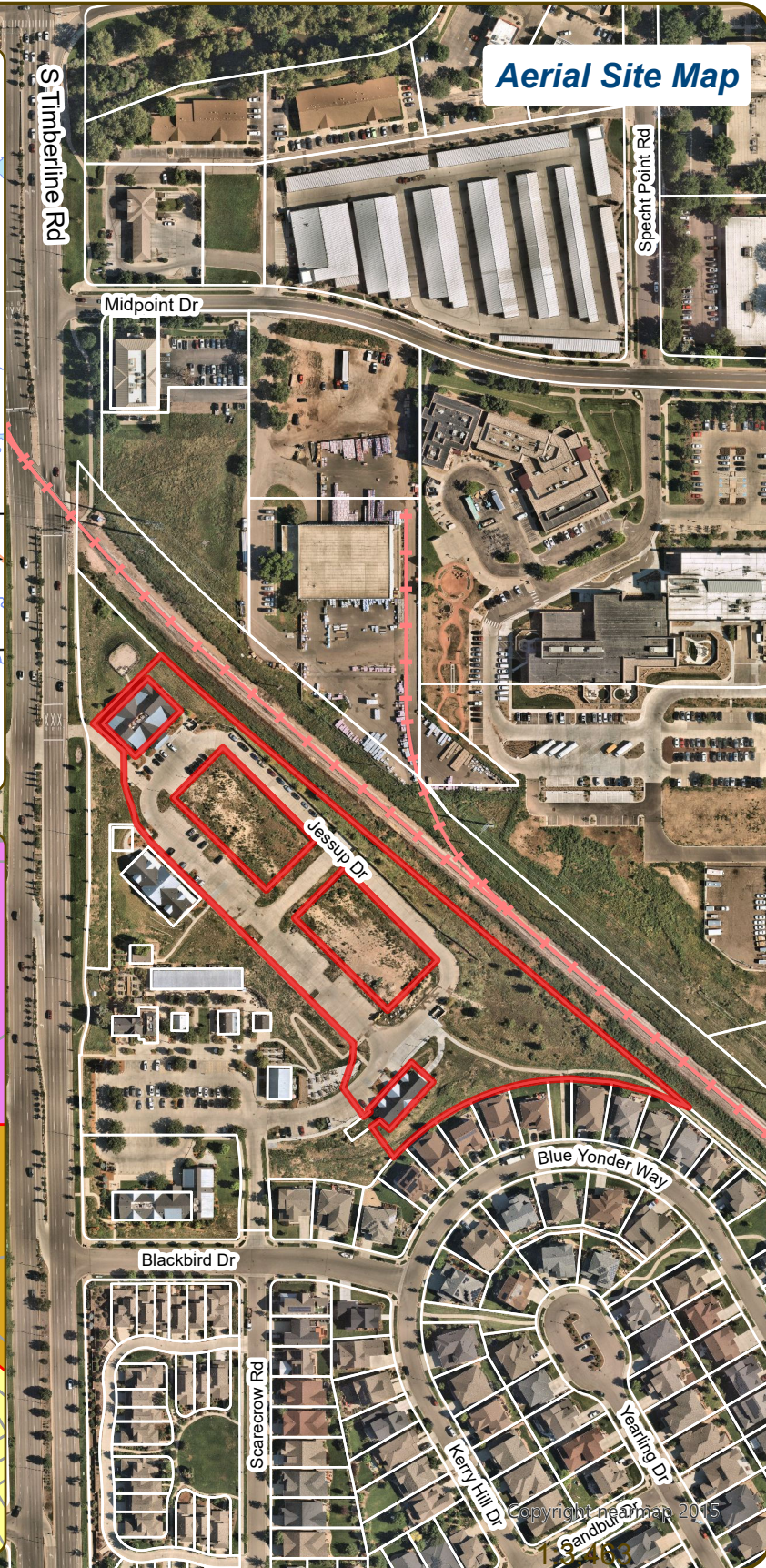
This is a request to make changes to the approved indoor pickleball courts at Jessup Farms (parcel # 8720253003). The applicant is proposing to change the traffic circulation, parking layout, square footage of buildings, and landscape of the approved plans. Access is taken from a private street. The property is 0.12 mi east of Timberline Rd and 0.33 mi south of E Prospect Rd. The site is located in the Industrial (I) District and is subject to a Minor Amendment.

Pickleball at Jessup Farms - Indoor Recreation

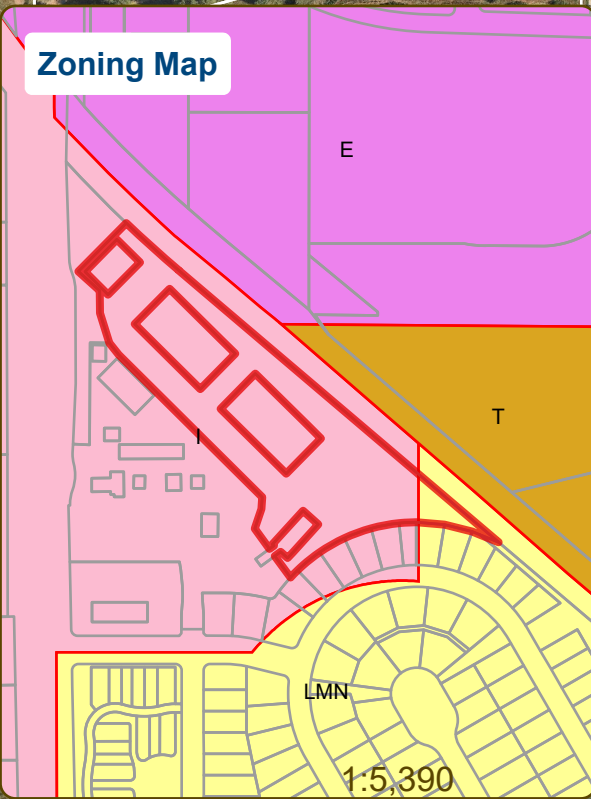
Vicinity Map



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) _____

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?





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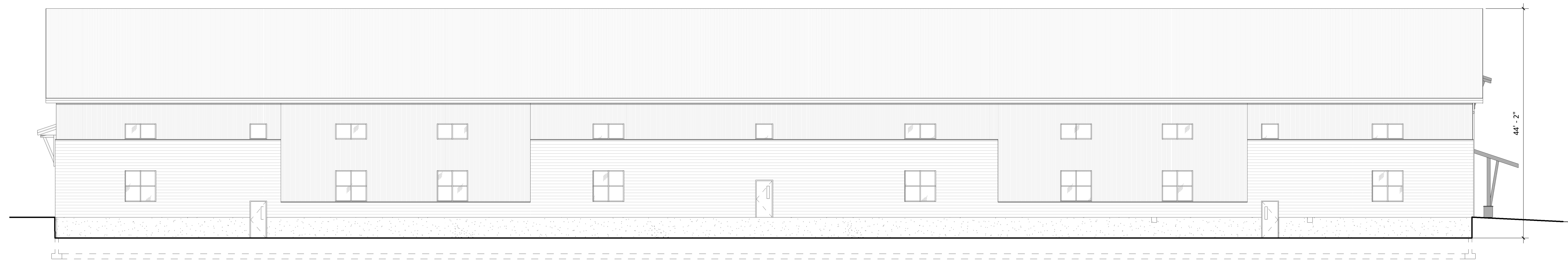
1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" RE: 1 / A1.1



2 SIDE ELEVATION 1
SCALE: 3/32" = 1'-0" RE: 1 / A1.1



4 SIDE ELEVATION 2
SCALE: 3/32" = 1'-0" RE: 1 / A1.1



3 REAR ELEVATION
SCALE: 3/32" = 1'-0" RE: 1 / A1.1

BUCKING HORSE FILING ONE

**BELLISIMO
FORT COLLINS, CO**

NOT FOR CONSTRUCTION

NO	ISSUE	DATE
PROJECT		2438
DATE		08/29/2024
DRAWN		IS/JW

BUILDING 12 ELEVATIONS

A4.1



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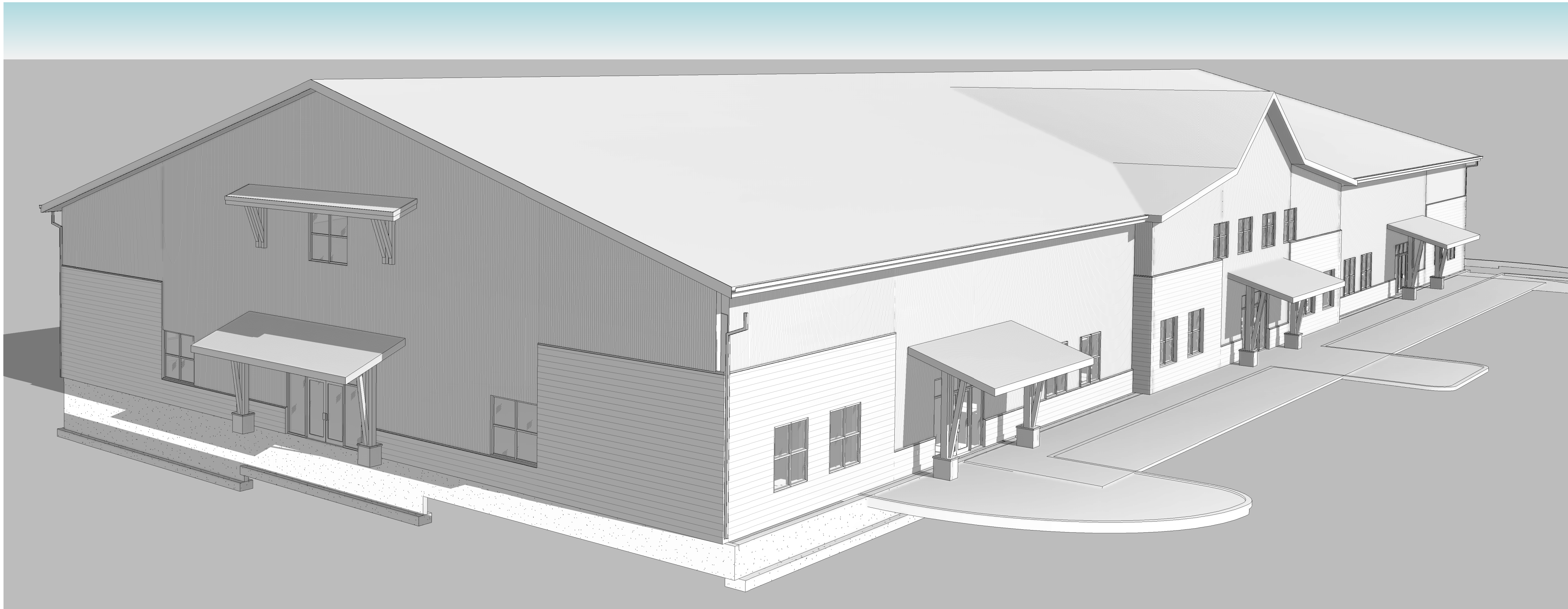
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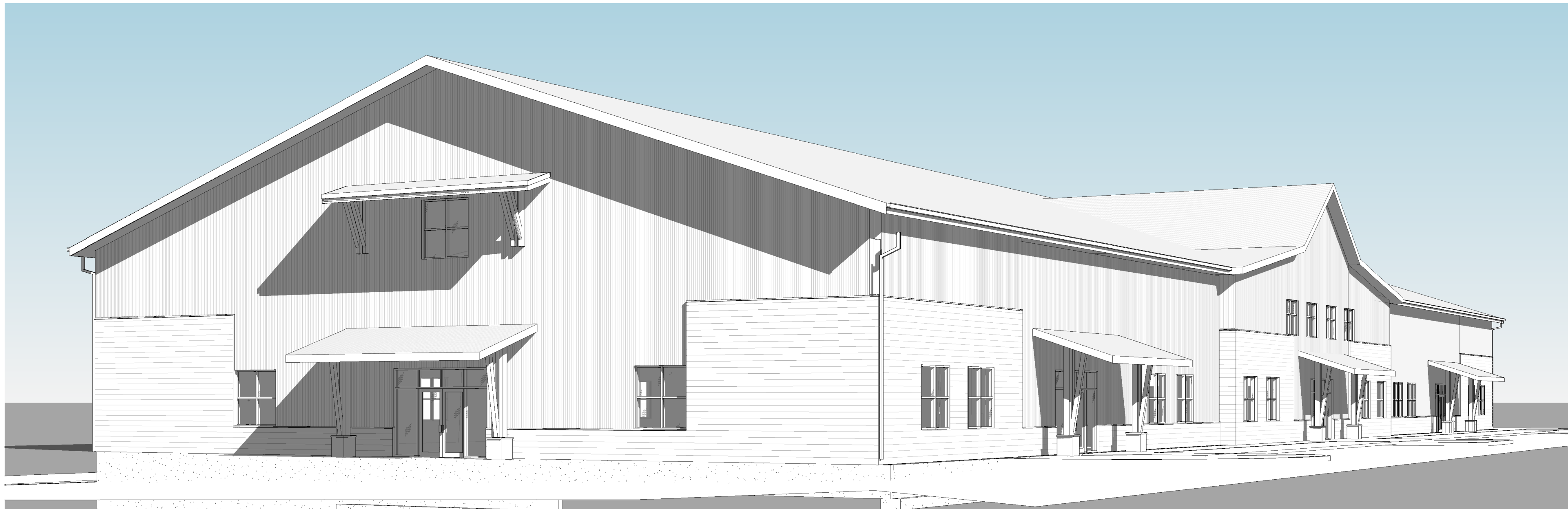
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3D View 01
SCALE: RE: /



3D View 10
SCALE: RE: /



3D View 6
SCALE: RE: /



3D View 7
SCALE: RE: /

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BLDG 12 3D VIEWS
A4.3



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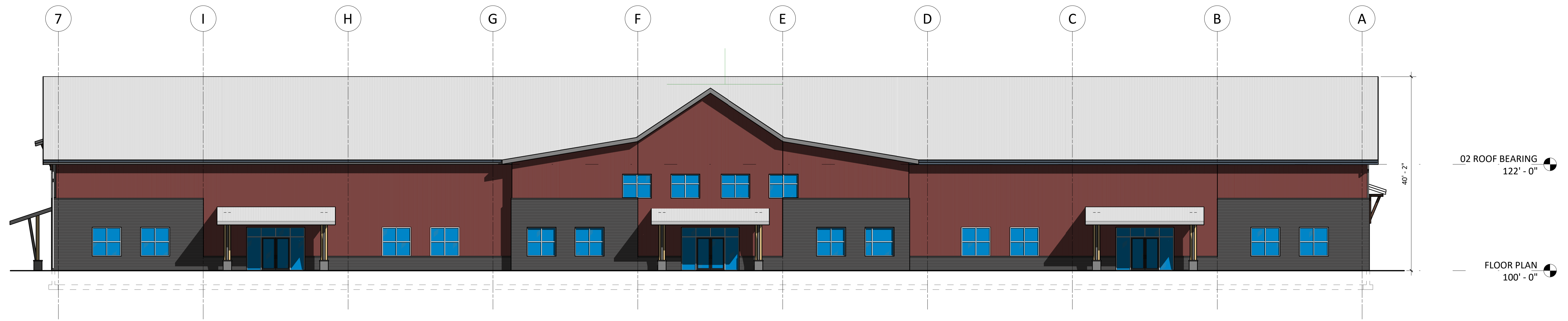
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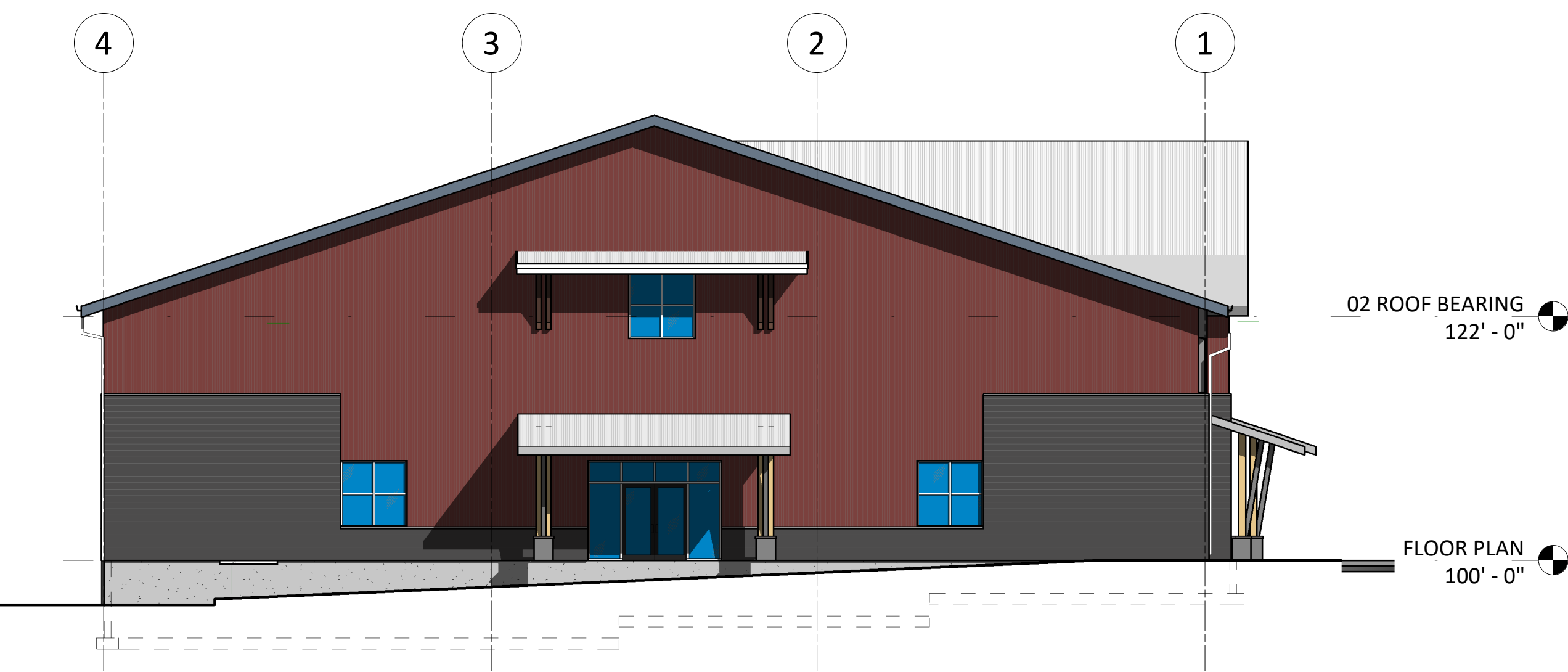
BUILDING 12 ELEVATIONS

A4.1



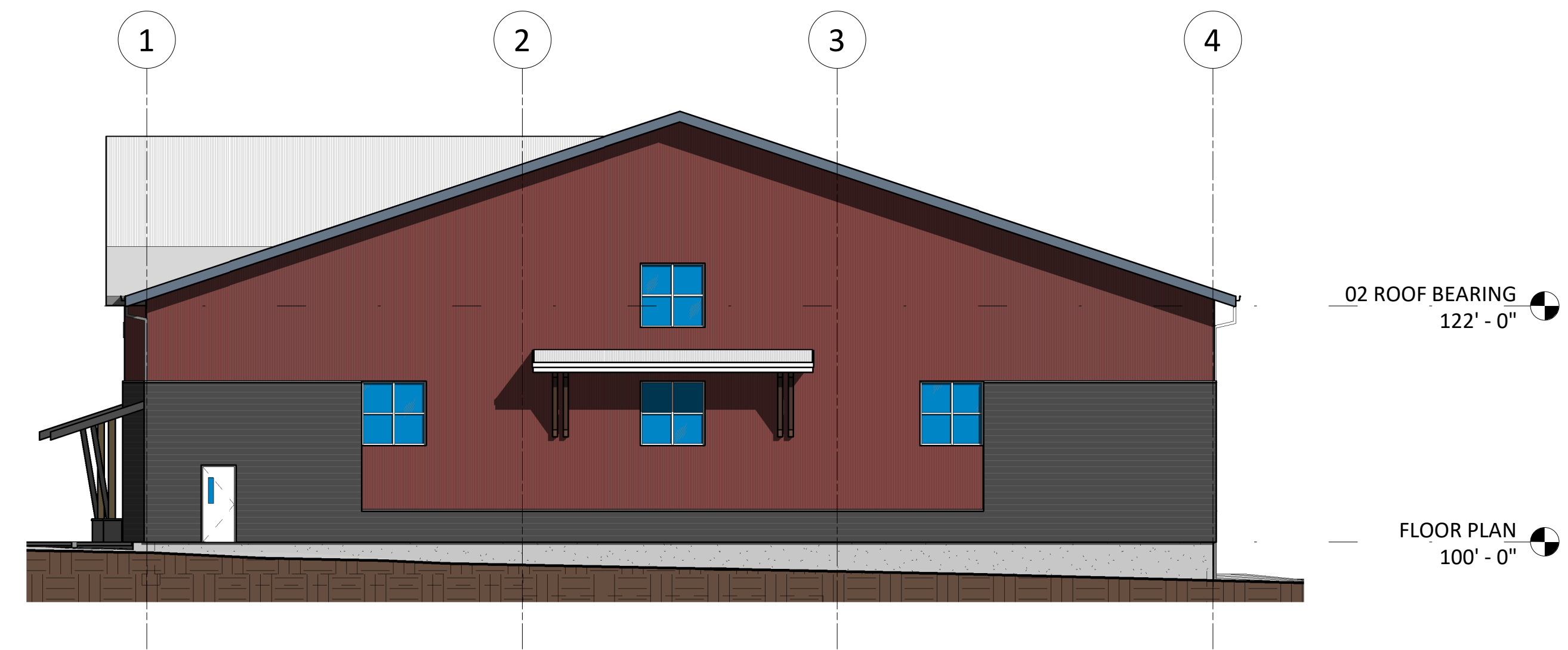
1 FRONT ELEVATION

A4.1 SCALE: 3/32" = 1'-0" RE: 1 / A1.1



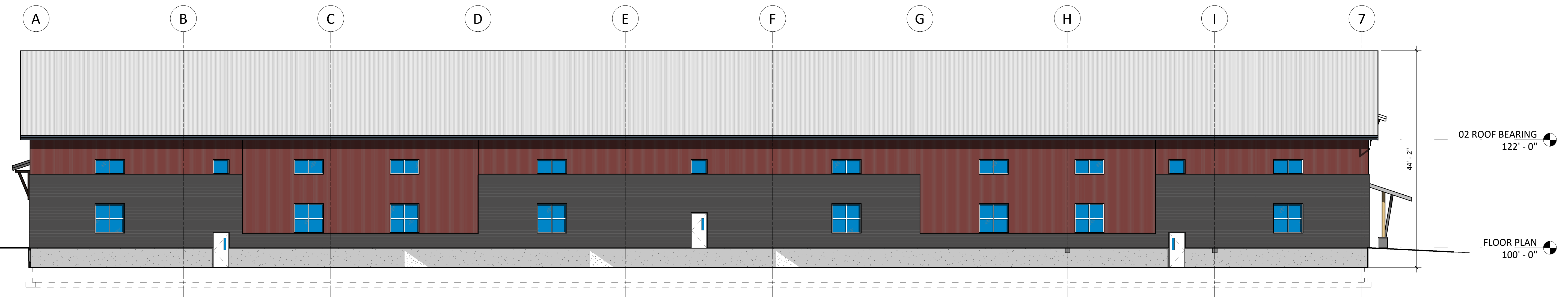
2 SIDE ELEVATION 1

A4.1 SCALE: 3/32" = 1'-0" RE: 1 / A1.1



4 SIDE ELEVATION 2

A4.1 SCALE: 3/32" = 1'-0" RE: 1 / A1.1



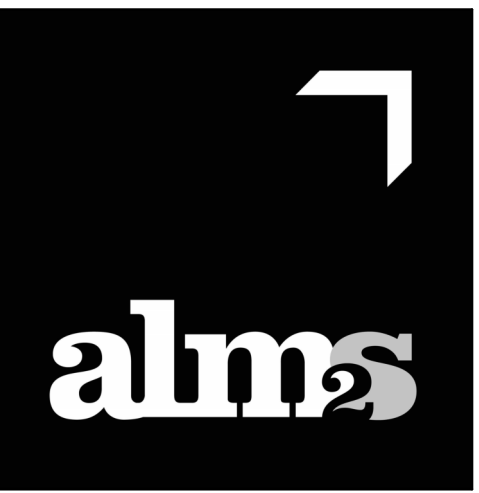
3 REAR ELEVATION

A4.1 SCALE: 3/32" = 1'-0" RE: 1 / A1.1



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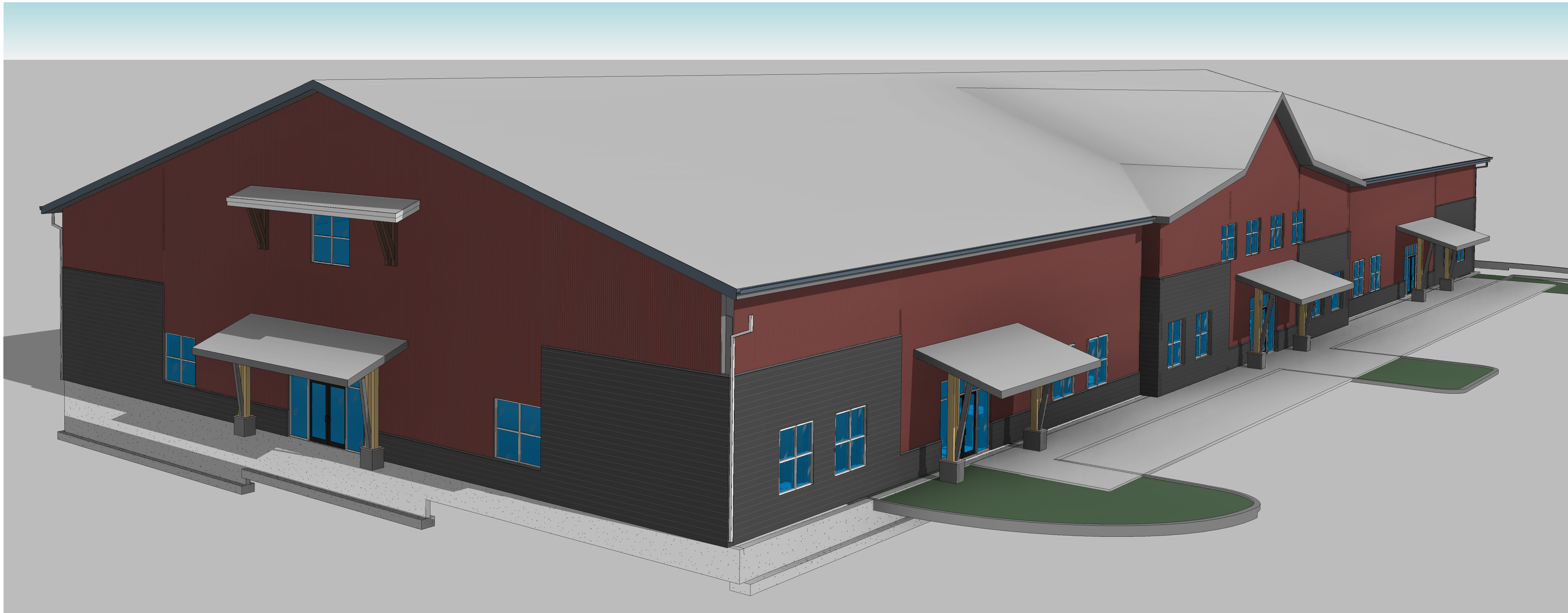
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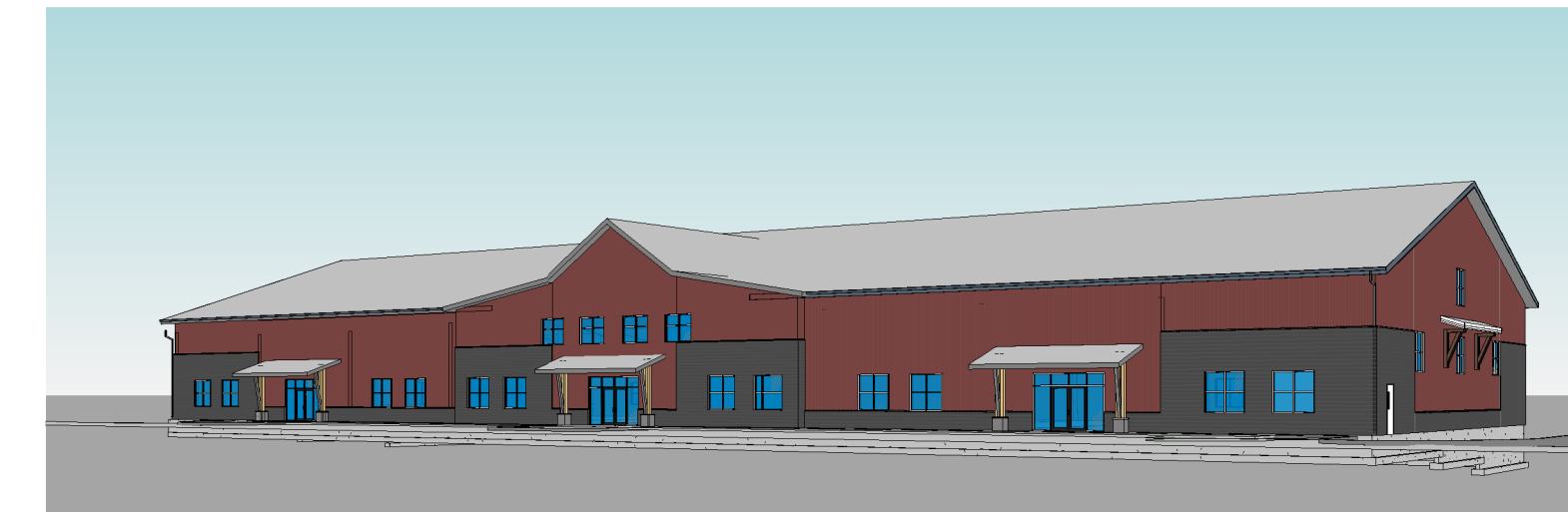
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01 3D View 01
SCALE: RE: /



2 3D View 10
SCALE: RE: /

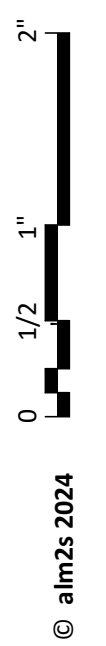


6 3D View 6
SCALE: RE: /



5 3D View 7
SCALE: RE: /

NOT FOR CONSTRUCTION



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BLDG 12 3D VIEWS

A4.3



FILE NAME: 8000-17048-0004

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JESSUP PICKLEBALL Conceptual Review Narrative



Project Location

NTS

GENERAL INFORMATION:

Project Location: Jessup Drive (lower portion of Jessup Farm)

Project Area Size: ~103,275 SF (~2.4 AC)

Existing zoning: Industrial (I) zone district with APU: Recreational Uses

Proposed zoning: Industrial (I) zone district with APU: Recreational Uses

Proposed Building Stories: One (1)

Proposed Building SF: Building 11 (~6,174 SF), Building 12 (~27,200 SF)



Building 12 site

View from Jessup Drive into lower Jessup area



Building 11 site

Existing drive to be removed

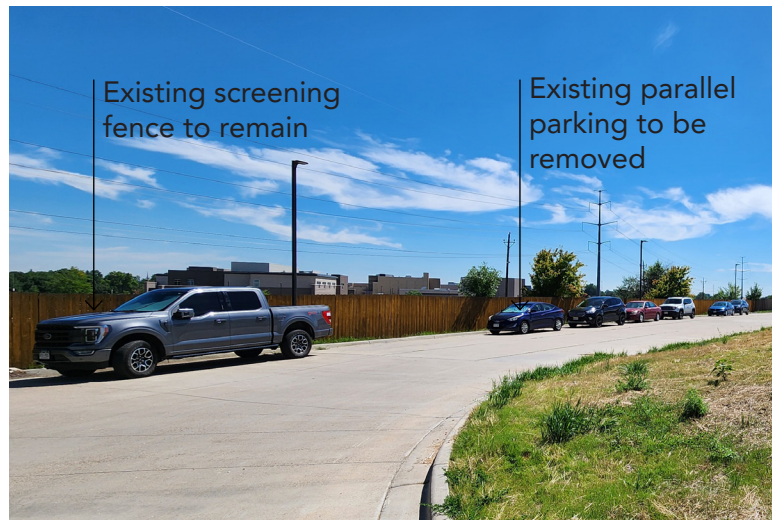
Existing transformer to be relocated

Existing trash enclosure to be relocated

View from Jessup Drive looking east between Proposed Building 11 and 12



Moore Animal Hospital



Existing screening fence to remain

Existing parallel parking to be removed

View looking north - Proposed Building 11 and 12 pad sites Existing Fence and parallel parking

PREVIOUS APPLICATIONS

Jessup Farm has gone through a number of minor amendments on the overall area. The most recent was in March 2020 (Minor Amendment MA190091). Buildings 11 and 12 were included in this application. Building 13 and the surrounding site improvements have been built. A recorded ODP is also on the property and was submitted with this application.

SITE PLAN

Proposed Use

Building 11 is proposed to have office/retail space. Building 12 is proposed to have indoor pickleball facilities. A small outdoor plaza area with tables and landscaping will be located between the buildings.

Overall Design Intent

It is the intent of the proposed conceptual plan to utilize as much of the existing infrastructure as possible. The buildings will generally have the same square footage as what is shown on the approved MA, with the key difference being that Building 11 will transfer some of its square footage to Building 12. Creating additional pedestrian walkway connections around the buildings and to other key areas of the site are included with this proposal.

Current Use

Currently the site vacant.

Access & Circulation

It is the intent of the proposed conceptual plan to utilize as much of the existing infrastructure as possible while providing additional head in parking behind the buildings. This will require the EAE and drive aisle to be relocated into the area where the existing parallel parking and trash enclosure is located. The current drive connection between Building 11 and Building 12 will be removed with this proposal.

Parking

Overhang parking is replacing the parallel parking on the east/rear side of the buildings (along railroad). A 7'-0" wide attached sidewalk provides pedestrian connection to along these parking spaces to the buildings and central open area. A separate document has been submitted outlining how the Picklr membership and facility functions. We are requesting staff direct us on parking number to use if this is not appropriate. The facility will have 10 total indoor courts.

Landscape

The proposed plan is similar to the approved plan with no building foundation planting on the east/rear portion of the buildings. This site was originally developed for truck loading from this drive aisle so there is 4'+ of grade change from the back to the front of the buildings. The plan proposes using building foundation to absorb this grade change. Due to the pickleball court size the depth of the building cannot be shrunk any further. It is deemed more important and beneficial to provide the 8'-0" of foundation planting on the fronts of the building. The building has a 6' privacy fence along this property line and an railroad on the other side of it.

Compatibility with Surrounding Area

The proposed architecture is compatible with the existing buildings within Jessup Farm. The use is compatible for neighborhood recreation and enjoyment.

Natural Features

No natural features are part of this site.

Lighting

All lighting was installed previously and meets City of Fort Collins requirements.

Trash and Recycling Service:

The existing trash and recycling enclosure along the railroad will be relocated to the southeast of building 12. There are existing enclosures next to Buildings 10 and 13.

ENGINEERING

Stormwater Detention

Stormwater for the Picklr site will generally follow the approved drainage design from the Buckinghorse First Filing and the Jessup Farm Minor Amendment. Stormwater detention will be provided in the existing detention ponds. Additional Low Impact Development for new impervious area may be required to comply with current standards.

Water System

Potable water will be provided from the City of Fort Collins water infrastructure designed and built with the Bucking Horse First Filing. This waterline is located within the adjacent existing parking lot. Existing services are expected to be utilized unless these services are found to be undersized for this use. If service upsizing is needed, the existing service will be abandoned at the main.

Sanitary Sewer System

Sanitary Sewer will be provided from the City of Fort Collins sewer infrastructure designed and built with the Bucking Horse First Filing. This sewer is located within the adjacent existing parking lot. Existing services are expected to be utilized unless these services are found to be undersized for this use. If service upsizing is needed, the existing service will be abandoned at the main.

ARCHITECTURE

Design

The proposed updates to the previously approved Jessup Farm Buildings 11 and 12 include reallocating building area between the two buildings and would not increase the total area nor would the updates change the character of the proposed architecture. The previously approved, one-story, Buildings 11 and 12 were both approximately 16,000 SF each in area for a total of approximately 32,000 SF. The proposed building updates would remain as one-story commercial/industrial buildings of approximately 5,000 SF for Building 11 and 27,000 SF for Building 12 for a total area of approximately 32,000 SF.

The proposed architectural design and character would not change from the previously approved development plan that is based on a modern interpretation of agrarian vernacular with use of simple gable roof forms, with broken roof pitches and use of shed roof elements used at the building entries. This design aesthetic is consistent with other buildings in both the Jessup Farm and the Bucking Horse development including the surrounding and directly adjacent 1-story commercial buildings 9, 10 and 13 and historic buildings located at the Jessup Farm Artisan Village just to the southwest. The proposed materials of Buildings 11 and 12 will include both vertical and horizontal prefinished metal wall panel systems with a two-color scheme and galvalume-finish metal roof panels to relate to the other galvanized metal roofs used in the surrounding Jessup Farm development. The building will also use aluminum storefront glazing for both punched window openings and at the entries. The entries include projecting shed roof elements with heavy timber columns and bracket detailing.



The Picklr | 559 S Deseret Drive, Suite 202 | Kaysville, Utah 84037

To Whom it May Concern:

As you are reviewing the plans for the up-and-coming Picklr location, I want to give some explanation of the space and how we intend on using it. Our facility occupancy is driven by reservation. One to four people can reserve and play on a court at a time. Because of this we would have up to 4 members/ customers per court in the facility at a time. Our average facility would have 10 courts and our model would then have 40 customers and two employees at a time.

We have designed other spaces in the facility to give our patrons a relaxed and comfortable experience. Reservations would be made to ensure this happens. While enjoying the club you would reserve a court where 1 to 4 people would have exclusive use of that space. During your reservation time, you might want to sit down in the lounge area and relax for a moment. Perhaps before your game your group would meet in this area waiting for all to arrive before starting play, and likewise a place to sit after a game to socialize and review the games that were played. These areas do not increase the occupancy load of the building in any way.

Special function or community room. This area of the club would be used if we rented the whole facility for a corporate team building event. Often, we will have small groups that want to have a team building event, we will reserve the whole facility for them to use, no other customer would be allowed in during this blocked off time. They commonly want to have a space where they will have a quick meeting or presentation, this room will accommodate that experience. Community rooms are for patrons to use within their reservation time not additional customers, thus not increasing our intended occupancy load at any time.

Hopefully this helps to present the function of the space and the intended purpose behind how it will be used. It should also clarify the requirement for bathroom accommodation, though it is a large space full capacity for a 10-court location is under 45 people at a time.

Thanks,

Jason Bauerle

The Picklr

Director of Build Out

Attachment: Photographs of a Picklr location in use.