

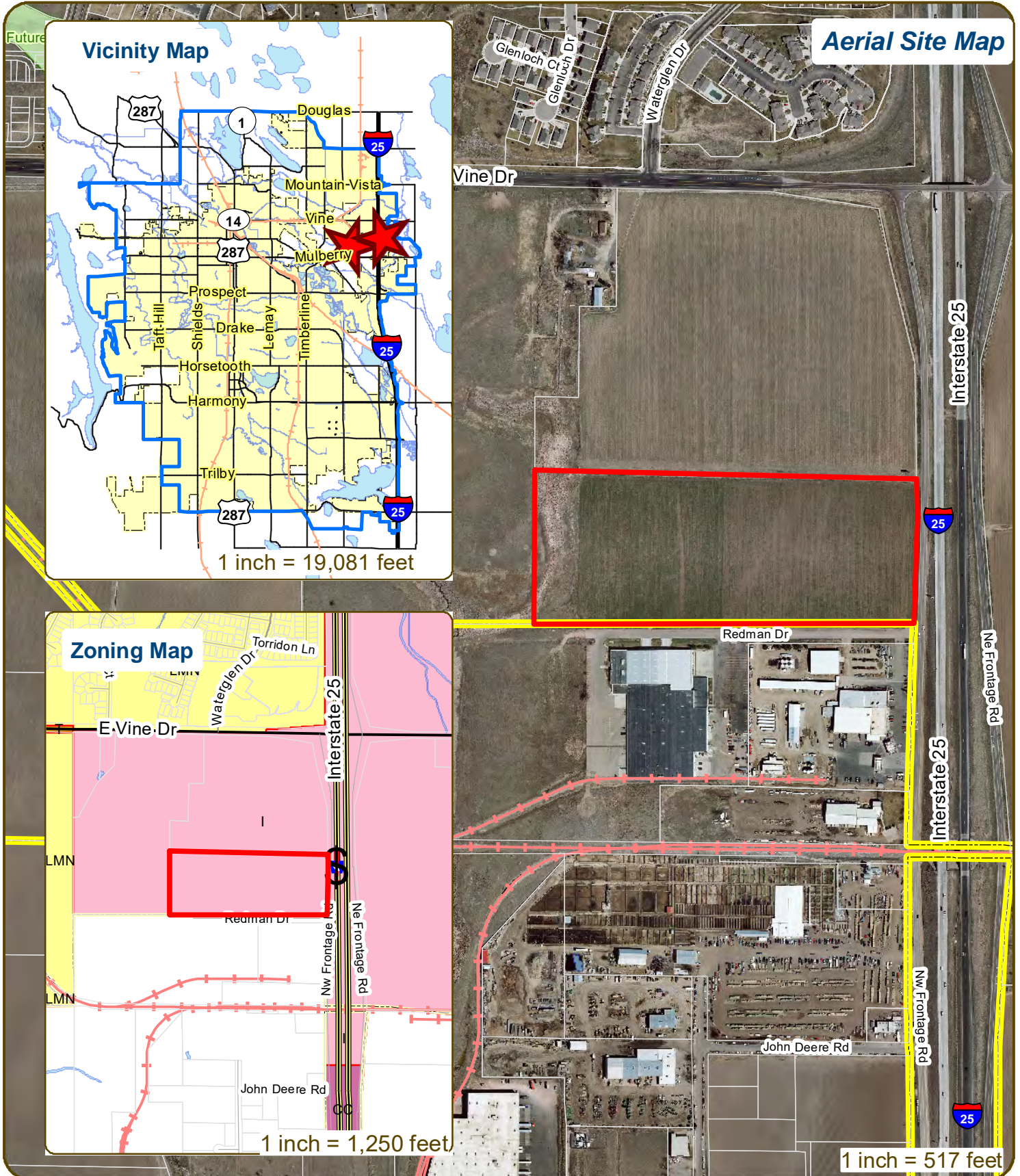
Conceptual Review Agenda

Schedule for 3/14/19
281 Conference Room A

Thursday, March 14, 2019

Time	Project Name	Applicant Info	Project Description		
9:30	Poudre Valley	Josh Heiney 720-414-5210	This is a request to build three industrial buildings at 3801-4099 Redman Dr (parcel#8709000042). Each building ranges from 71,200 SF to 112,200 SF with clear heights ranging from 24' to 32'. The project proposes 359 vehicle parking spaces with an additional 32 spaces provided for trailers. Access is taken from Redman Dr to the south and the I-25 Frontage Rd to the east. The property is within the Industrial (I) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner	Ted Shepard
	Development	jheiney@thejregroup.com		DRC	Todd Sullivan
	CDR190021			Engineer	Morgan Uhlman
10:15	PSD Prospect	Angie Milewski 970-223-7577	Poudre School District is developing a new high school with ancillary outdoor amenities and a second 'District Stadium', east of I-25, at the northwest corner of Prospect Road and County Road 5 (parcel #8715000904). The facility will host both a middle school and high school. Site amenities will include site circulation, athletic fields and facilities, student, visitor and staff access drives and parking, bus / parent drop off area, the utilization of 2 existing irrigation wells for sprinkler irrigation and run-off detention on this previously undeveloped site. Approximately 1,167 parking spaces will be provided. Access is taken from E Prospect Rd to the south and S County Road 5 to the east. The property is within the Urban Estate (UE) zone district and is subject to Site Plan Advisory Review (SPAR).	Planner	Clay Frickey
	School Site	amilewski@bhadesign.com		DRC	Brandy BH
	CDR190022			Engineer	Dave Betley
11:00	Trailview Condominium	Keith Smith 970-443-4695	This is a request to convert existing multi-family units into 38 townhomes at 1900-1931 Real Ct and 2925-2946 Rams Ln (parcel #9721266002, 9721289001, 9721290002, 9721288002, 9721291002, 9721292002, 9721265002, 9721264002, 9721256002, 9721258002). Access is taken from Real Ct and Rams Ln. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to Administrative (Type 1) Review.	Planner	Jason Holland
	Conversion	ksith2700@aol.com		DRC	Teane Beane
	CDR190023			Engineer	Marc Virata

Poudre Valley Development Industrial Buildings



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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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 what risk level? _____

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

Increase in Impervious Area _____ S.F.

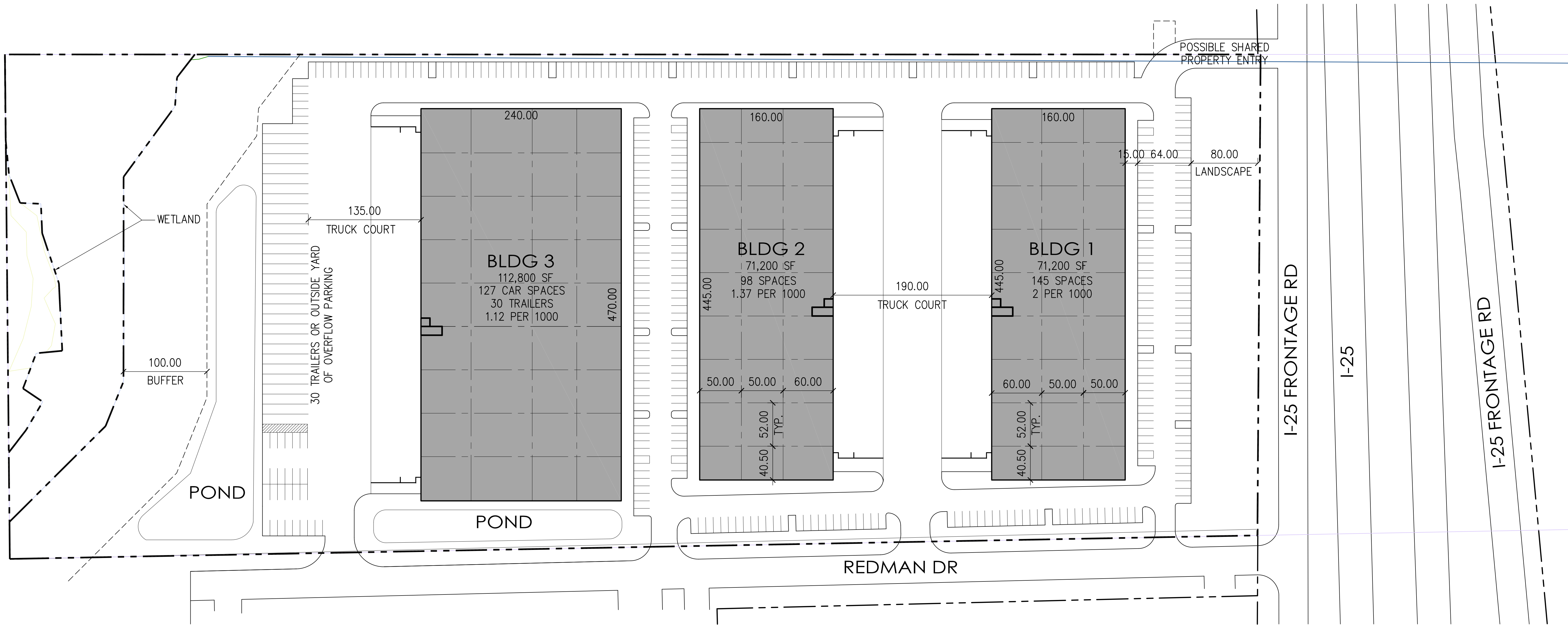
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

SITE DATA

ZONING	I (INDUSTRIAL)
LOT AREA	±879,911 SF=20.2 AC
BUILDING AREA	
BUILDING 1	71,200 SF
BUILDING 2	71,200 SF
BUILDING 3	112,800 SF
TOTAL	255,200 SF
FAR	0.29
COVERAGE	29%
LANDSCAPE SETBACK	
ARTERIAL	MIN 15'
NONARTERIAL	MIN 10'
INTERIOR LOT	MIN 5'
TO RESIDENTIAL	MIN 80'
I-25	MIN 80'
ISLAND	EVERY 15 SPACES
PARKING REQ'D	
OFFICE	3 PER 1,000
INDUSTRIAL	0.5 - 0.75 PER EMP.
PARKING PROVIDED	
CAR	370 SPACES



**Poudre Valley Development
 Redman Dr & NW Frontage Rd
 FORT COLLINS, CO**

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 APPEARING HEREIN IS COPYRIGHTED
 INFORMATION AND SHALL NOT BE
 DUPLICATED, DISCLOSED, OR OTHERWISE
 REPRODUCED WITHOUT THE WRITTEN CONSENT
 OF GREY WOLF ARCHITECTURE

PROJECT NUMBER 18-461.1
 DRAWN JH
 CHECKED KWH

ISSUE
 02.06.19 PRE-APP MEETING

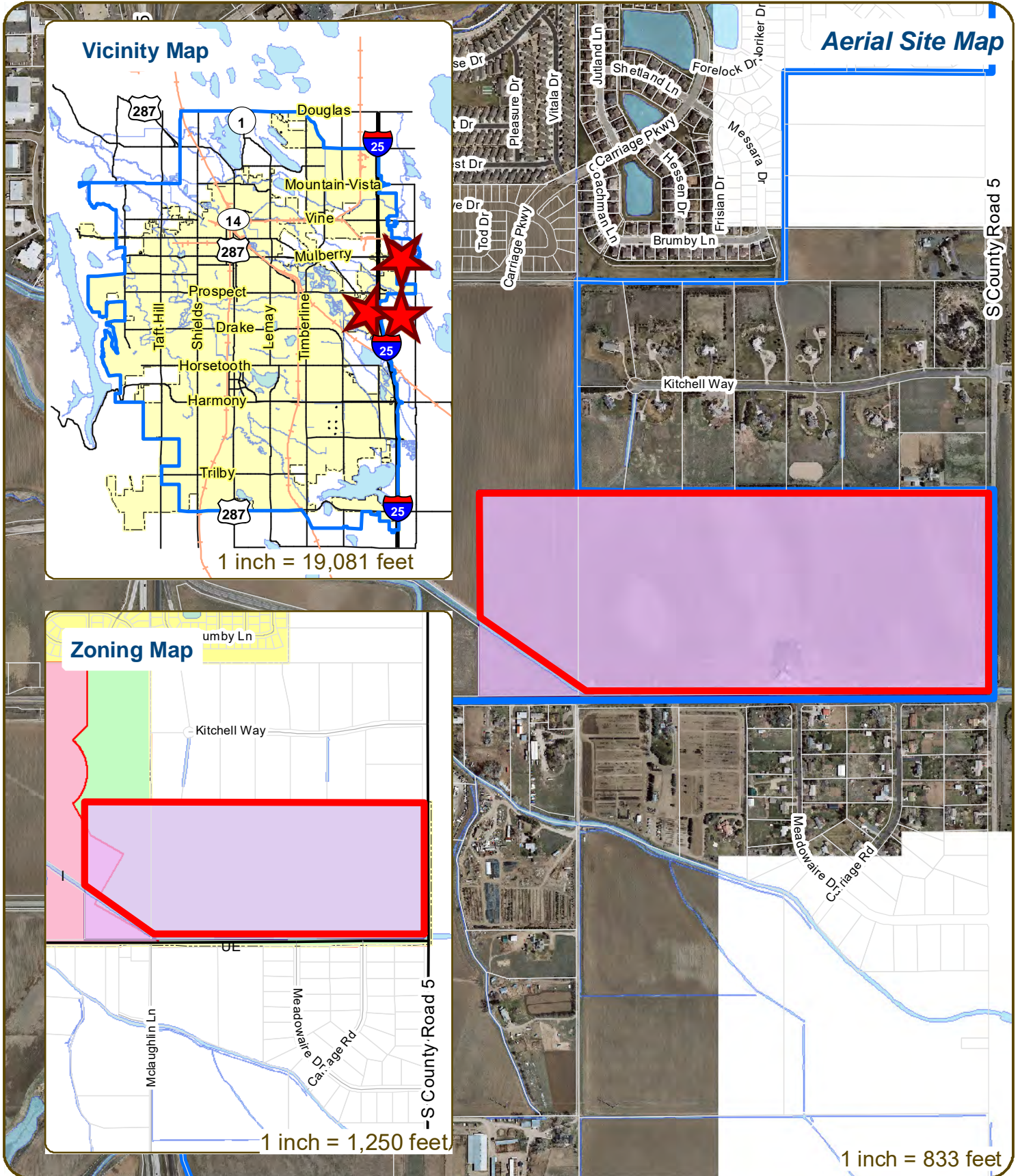
REVISIONS
 03.08.19 REVISIONS

1 SITE PLAN - OPT 6 rev
 A1.1 1" = 60'-0"

SITE PLAN

DWG File Path: P:\013 Poudre Valley\013_SITE PLAN_opt 6 rev.dwg
 Plot Date/Time: 03/08/19 08:20am

PSD Prospect School Site



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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) _____

ANGIE MILEWSKI - LANDSCAPE ARCHITECT / CONSULTANT

Business Name (if applicable) BHA DESIGN, INC.

Your Mailing Address 1603 OAKRIDGE DRIVE FORT COLLINS, CO 80525

Phone Number 970.223.7577 Email Address amilewski@bhadesign.com

Site Address or Description (parcel # if no address) POUDDRE SCHOOL DISTRICT - PARCEL #8715000904 99 .1 ACRES

Description of Proposal (attach additional sheets if necessary) SEE ATTACHED

Proposed Use MIDDLE / HIGH SCHOOL Existing Use AGRICULTURAL

Total Building Square Footage +/- 300,000 S.F. Number of Stories 2 Lot Dimensions 3,206 lin.ft. (EAST-WEST) x 1,270 lin.ft. (NORTH-SOUTH)

Age of any Existing Structures NO EXSTG. 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 [X] 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 T.B.D. - SEE CONCEPTUAL SITE PLAN ATTACHED 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?

Poudre School District is developing a new high school with ancillary outdoor amenities and a second 'District Stadium', east of I-25, at the northwest corner of Prospect Road and County Road 5.

The facility will host both a middle school (grades 6 thru 8) and high school (9 thru 12) programs – site amenities to include site circulation, athletic fields and facilities, student, visitor and staff access drives and parking, bus / parent drop off area, the utilization of 2 existing irrigation wells for sprinkler irrigation and run-off detention on this previously undeveloped site.

Project Schedule:

Construction Begins – Late November 2019

Project Complete – Mid-August 2021

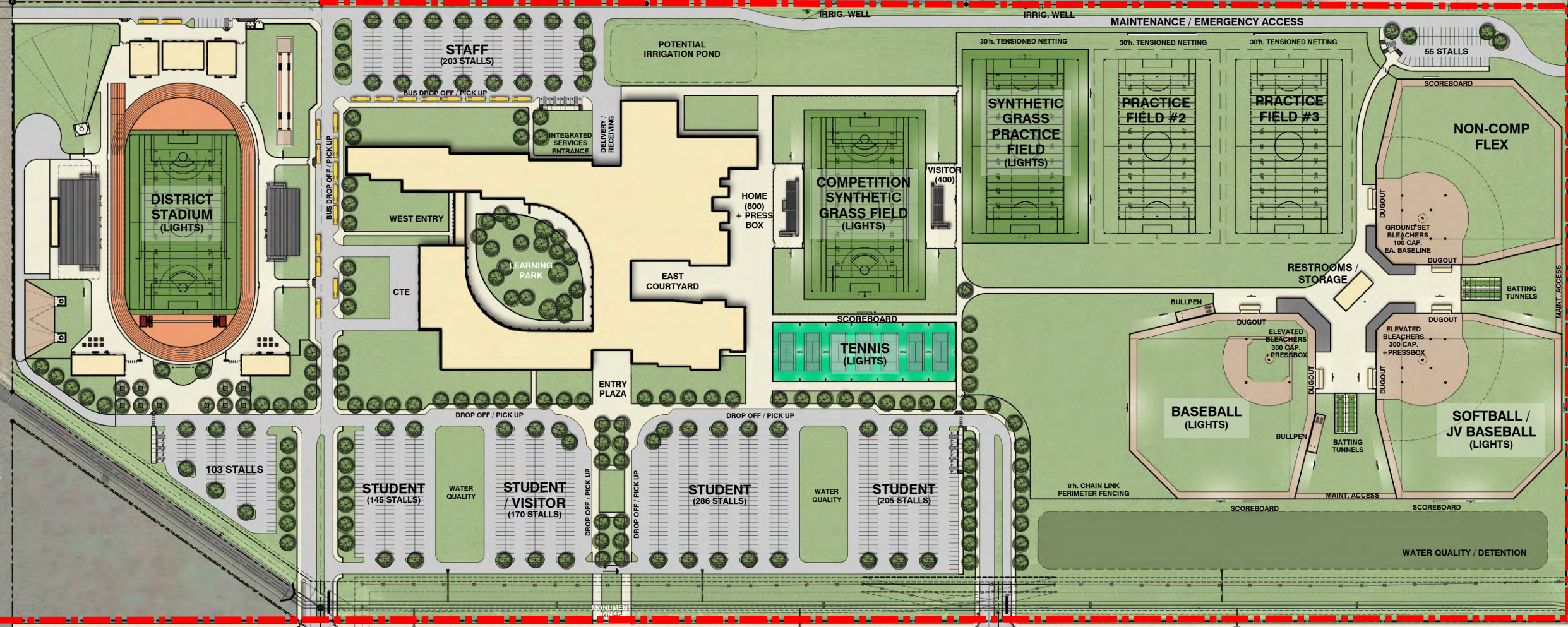
See attached Northern Engineering 'Civil Engineering Narrative and Planned / Conceptual Utilities Site Plan

See attached BHS Design Conceptual Site Plan.

CITY OF FORT COLLINS

TOWN OF TIMNATH

CITY LIMITS BOUNDRY



TOWN OF TIMNATH



02.24.19

CIVIL ENGINEERING NARRATIVE - PROSPECT SITE

SUMMARY

The following is intended to serve as a high-level summary of the upcoming civil engineering tasks anticipated with the District Athletic Stadium and High School/Middle School located in Fort Collins. We have also included critical items that are needed in order to start and/or complete the tasks outlined.

Timnath Reservoir Inlet Canal (TRIC) Relocation Package

- Construction plans detail the relocation of the Timnath Reservoir Inlet Canal

Critical TRIC Items:

- Legal exhibits/agreements
 1. Land transfers, ROW exhibits, easements, access agreements, stormwater discharge agreements, etc. need to be executed with the ditch company.
- Final extents of ditch being placed in culverts
- Location of laterals (north to PSD detention areas and south to roadway inlets)

STADIUM PACKAGE

- Roadway improvement plans for Main Street (LCR 5) and
- Roadway improvement plans for Prospect Avenue.
- Mass grading for the entire project site
- Final grading for the stadium and associated parking areas
- 12" ELCO water main design
- Internal utility mains required for Stadium water/sewer service
- Area drain/roof drain plans for stadium (track and interior field by JVA)
- Water and sewer services for the Stadium
- Storm water design for the entire site
- Schematic dry utility layout (gas/electric/telecom) to ensure feasibility
- Minor Subdivision Plat to address any subdivision of lots and document any easements that will be needed throughout the site.

Critical Stadium Items:

- Site Plan

1. Annex/de-annex determination
2. Resolution of project/property boundary (White's land swap)
3. Resolve access locations, including potential northwest access, Main Street and Prospect Road.

• Utilities

1. Service sizes, locations (school and stadium)
2. Routing of mains
3. Consideration of irrigation system, including wells, storage, etc. (Aqua Engineering)

• Stormwater

1. Define stormwater approach for entire site (open ponds, underground detention, rain gardens, flap gates from TRIC, etc.)
2. Detailed design/requirements for stadium, including field drain, downspouts on stadium, additional area drains needed for practice fields (if applicable)

• Grading

1. Parking Lot extents/layout
2. ADA requirements

• Streets

1. Confirmation of jurisdiction and typical roadway sections
2. Confirmation of access locations and configurations
3. Confirm Stormwater detention/WQ requirements

HS/MS PACKAGE

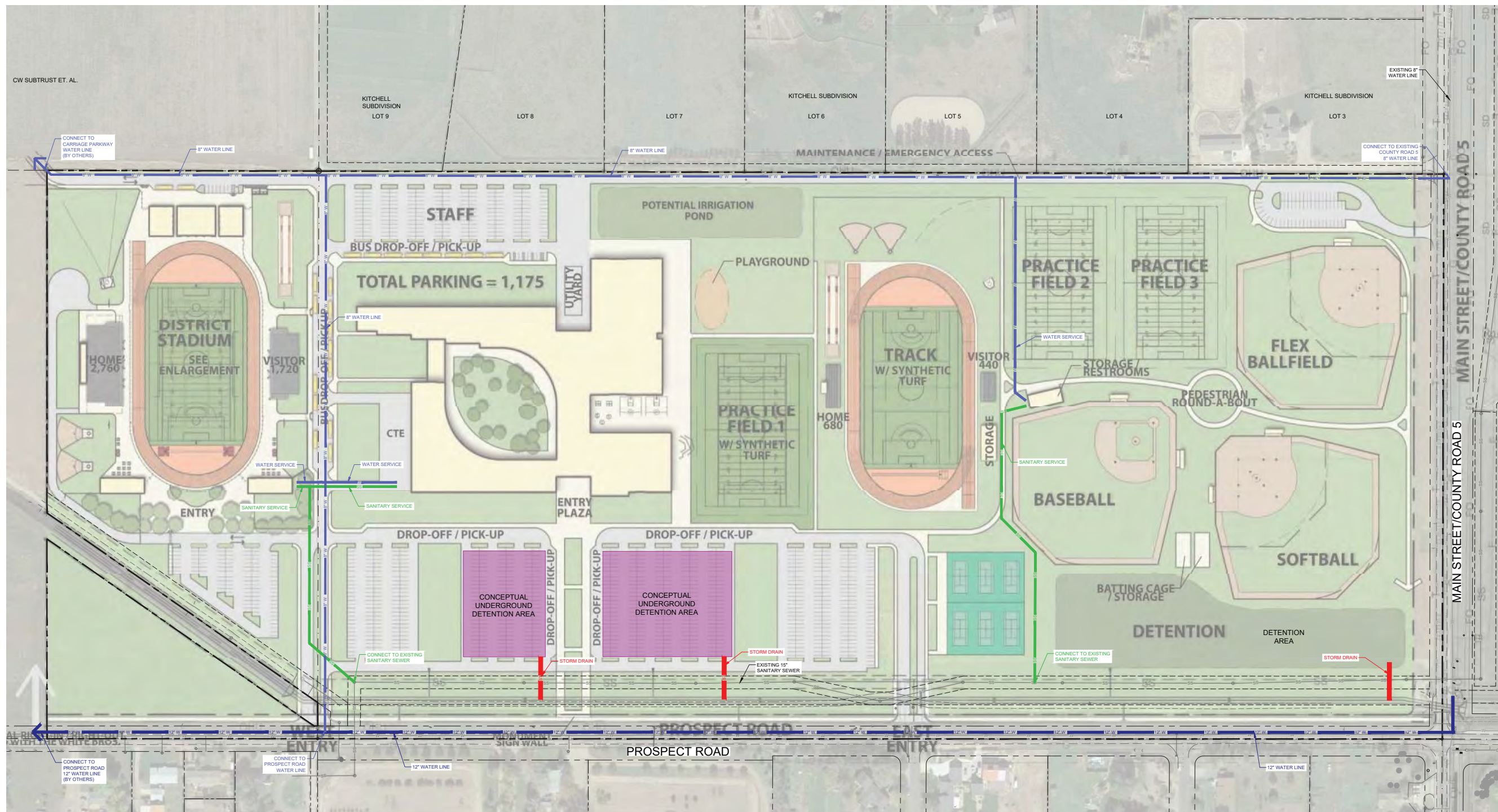
- Detailed grading for school building and associated parking areas
- Confirmation stadium stormwater improvements conform with final school plan.
- Internal utility mains required for HS/MS water/sewer service
- Water and sewer service for school and ball field outbuilding
- Final grading for the stadium and associated parking areas
- Area drain/roof drain plans for building and fields (track and interior field by JVA)

- Schematic dry utility layout (gas/electric/telecom) to ensure feasibility
- Minor Subdivision Plat and/or separate easement exhibits to address any additional subdivision of lots and to document any easements that will be needed throughout the site that were not included in the Stadium package.

Critical HS/MS Items:

- Site Plan
 1. Fields, parking lots, emergency access drives
- Building Footprint
 1. Detailed roof drain/area drain needs and locations
 2. Confirmation of utility services/sizes

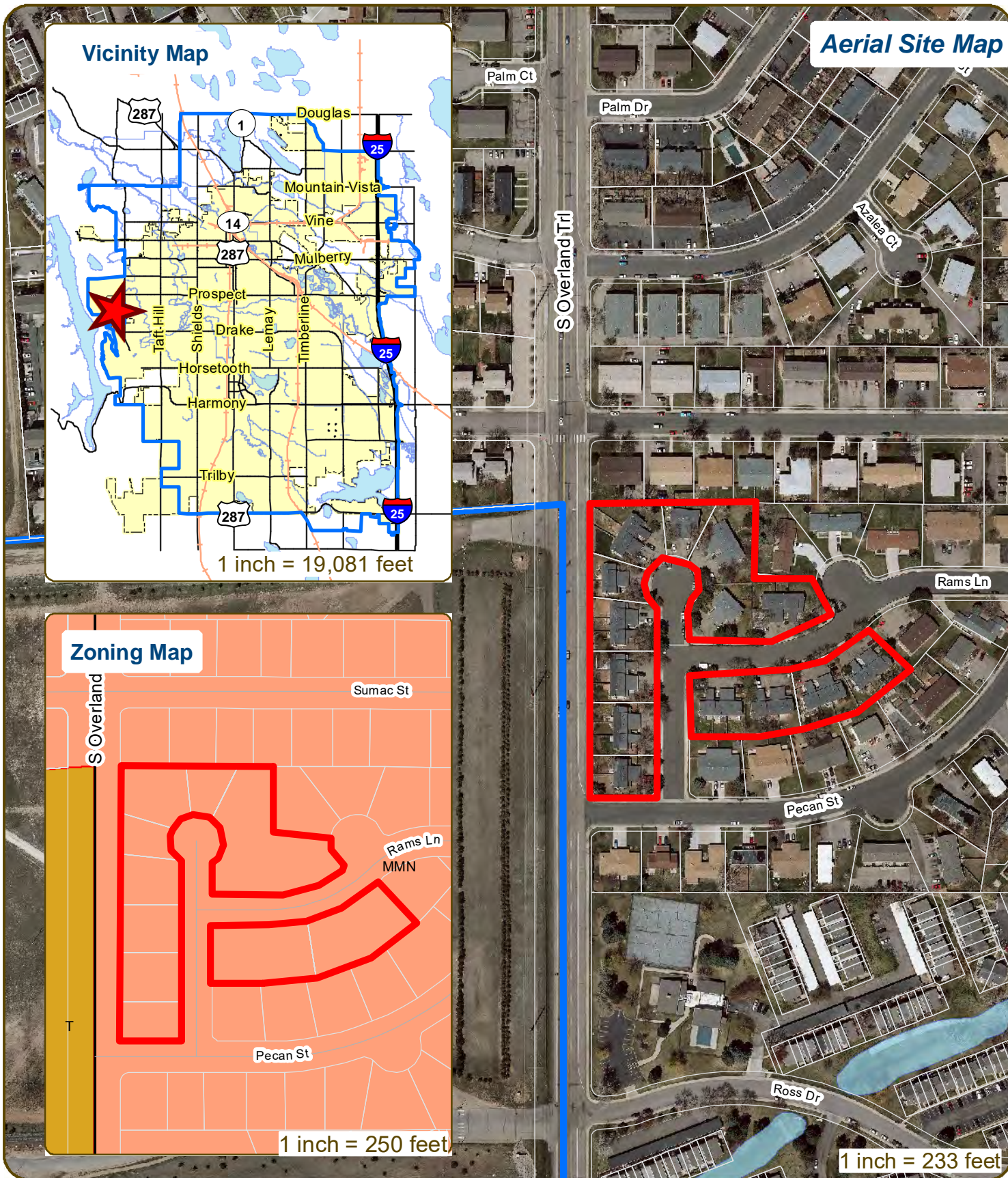
CIVIL ENGINEERING SITE PLAN



CIVIL ENGINEERING - PROSPECT SITE

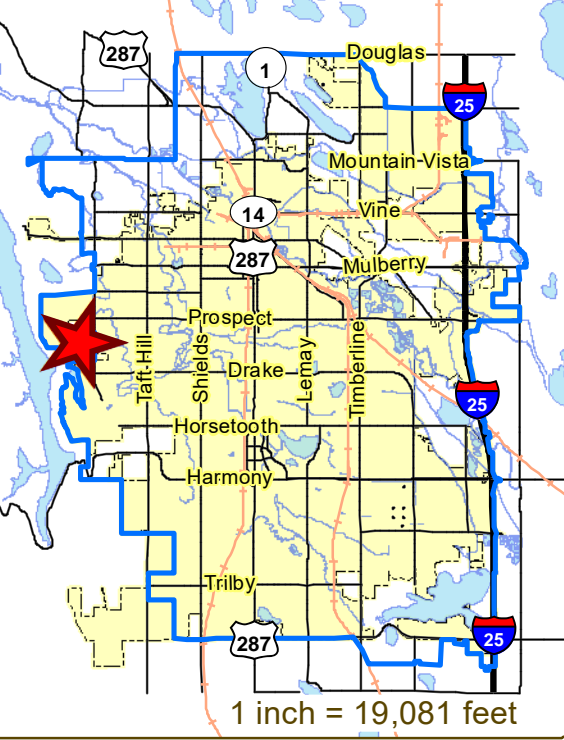
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Trailview Condominium Conversion Single-Family Attached

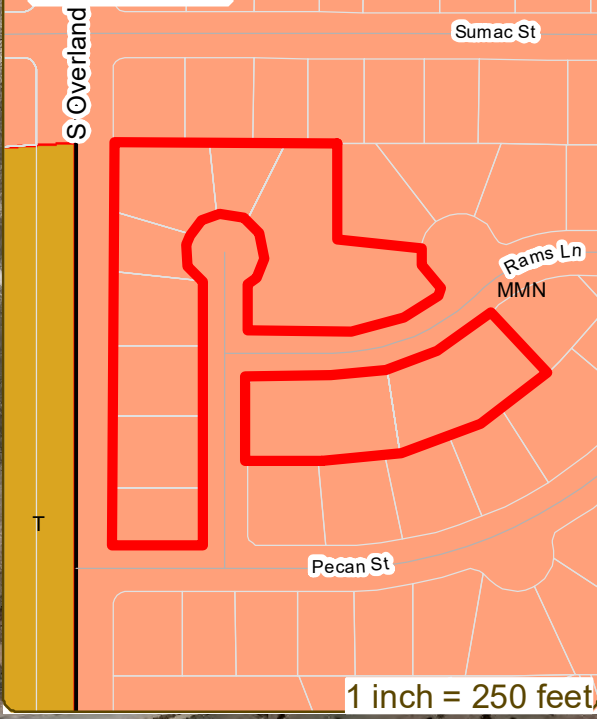


Aerial Site Map

Vicinity Map



Zoning Map



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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) _____

Keith E. Smith - President of the Trailview Condominium Association

Business Name (if applicable) Trailview Condominium Association

Your Mailing Address 2850 McClland Drive, Suite 1000, Fort Collins, CO 80525

Phone Number 970-443-4695 Email Address ksmith2700@aol.com

Site Address or Description (parcel # if no address) 1900 thru 1931 Real Ct. and 2925 thru 2946 Rams Ln. Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) Changing the buildings from Condominiums to Townhomes

See attached documents.

Proposed Use Residential Existing Use Residential

Total Building Square Footage Varies S.F. Number of Stories 2 Lot Dimensions Varies

Age of any Existing Structures Built - Aug. of 1977 thru Sept of 1980

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 No change 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?

February 20, 2019

Ref: Trailview Condominium Association – Condominiums to Townhomes

Greetings,

The Board of Directors for Trailview Condominium Association are looking at converting our existing Condominiums to Townhomes. We are seeking the City of Fort Collins requirements in order for us to make this transition. Hopefully the following will answer some of your questions:

1. The Trailview subdivision is located on the west side of town and backs up to Overland Trail. The major streets are Real Court and Rams Lane.
2. There are four (4) duplexes and ten (10) triplexes per the attached drawing in the subdivision.
3. Drawing attached:
 - a) The text in black notes the existing Condominium Unit number/address – i.e. 1931 unit “A” and 1931 unit “B” Real Court. The text in red notes the proposed Townhome units.
 - b) There is existing common area in front of each building and that would remain as a “General Common Element” for each building. This area includes impervious parking for the units in that building and minor landscaping.
 - c) No change in site drainage is proposed.
4. Utilities:
 - a) Electrical – one service line to each building and separate electrical meters for each unit on the building.
 - b) Natural Gas - one service line to each building and separate electrical meters for each unit on the building.
 - c) City Water – one service line to each building and one water meter for the building.
 - d) Sanitary Sewer – one service line to each building which extends thru the crawlspace of each building. The individual unit are connected to the service line in the crawlspace.
5. The Townhomes would have their own private yards with common fencing maintenance to be share by the unit owners adjacent to the common fence.

Please advise if there is other information required.

Sincerely,



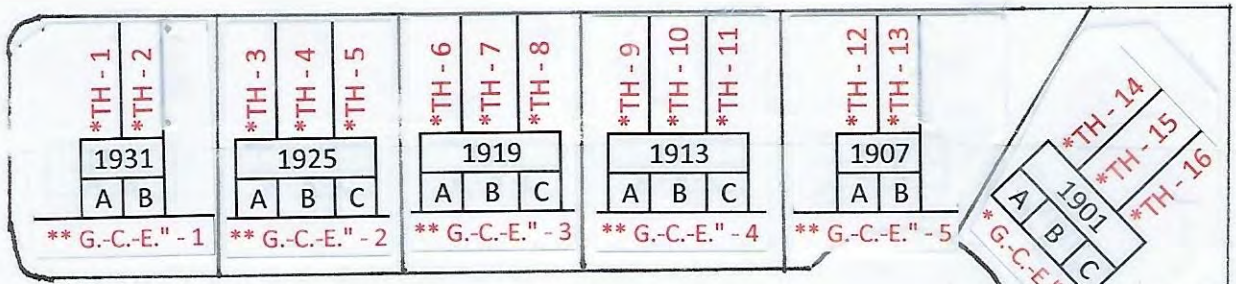
Keith E. Smith

President of Trailview Condominium Association

970-223-8595 – ksmith2700@aol.com

Enclosure: Conceptual Review: Application
Trailview Site Drawing
Trailview Condominium Association Pictures

OVERLAND TRAIL



REAL COURT



PECAN DRIVE

RAMS LANE

TRAILVIEW SITE DRAWING

* Typ. = Townhome 1
 ** Typ. = General Common Element

