

Preliminary Design Review Agenda

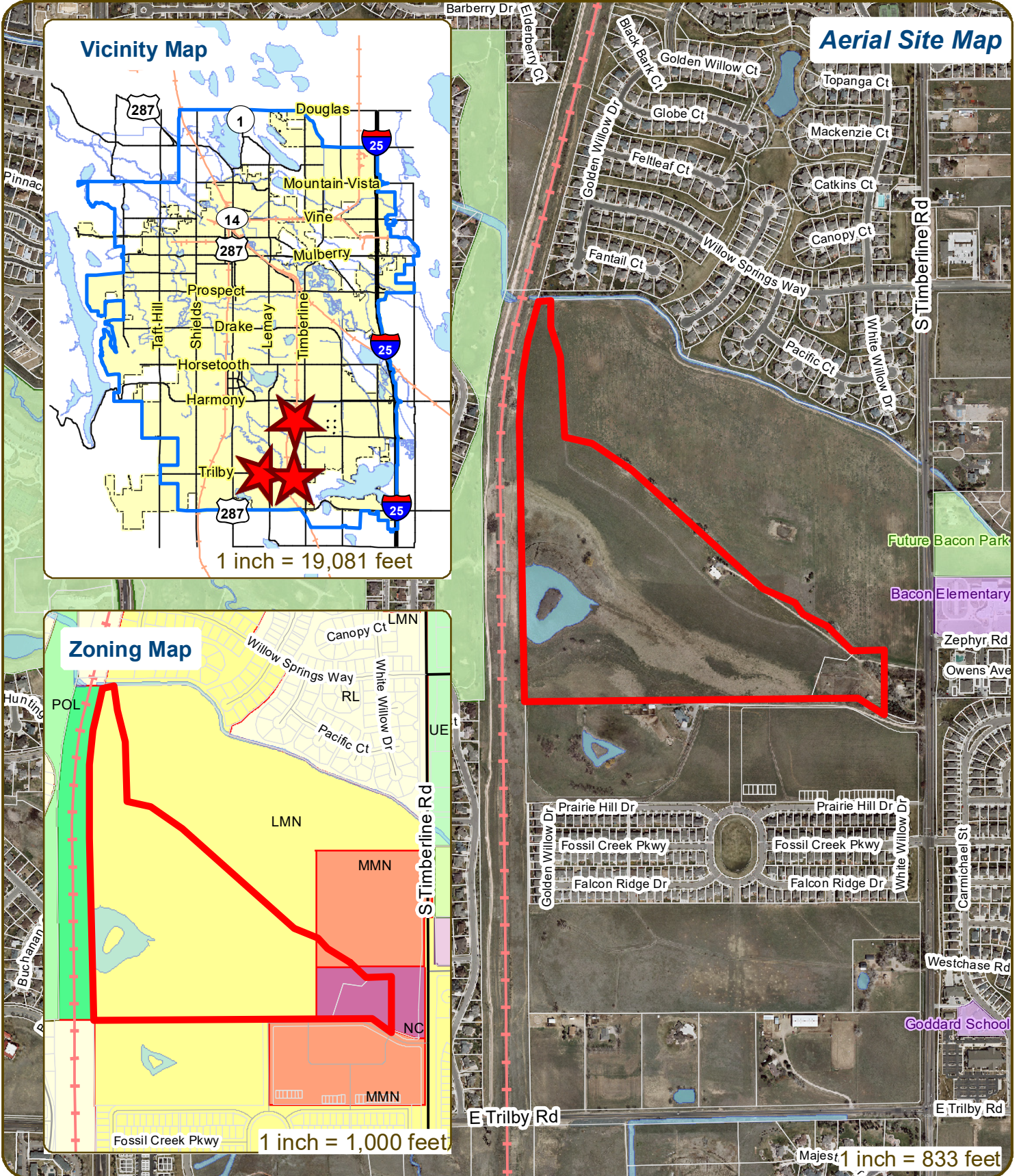
Schedule for 3/27/19

281 Conference Room A

Wednesday, March 27, 2019

Time	Project Name	Applicant Info	Project Description	
8:30	Rennat Property PDR190002	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to subdivide the 57-acre property into approximately 246 lots/units at 6015 S Timberline Rd (parcel #8607100008). It is anticipated that there will be a mix of single-family detached, single-family attached and two-family units. The property currently contains open pasture, several buildings and out-buildings, a pond and an irrigation lateral running parallel to the north boundary. The property will be served by a public street connection from the Hansen property to the north and the extension of both Zephyr Road and Rosen Drive to the south and east. The majority of internal streets will be public. There will on-street sidewalks and trail connections to open space, the future park and adjacent neighborhoods. The property is within the Low Density Mixed-Use Neighborhood (LMN) and Neighborhood Commercial (NC) zone districts and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Morgan Uhlman DRC: Brandy BH

Rennat Property Residential Subdivision



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than Wednesday at noon two weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$500)

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name

Project Address (parcel # if no address)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required)

Zoning 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.

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=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)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
 - 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
Subdividing the +/- 57-acre property into approximately 246 lots/units. It is anticipated that there will be a mix of single-family detached, single-family attached and two-family units. The site is zoned LMN, with a small portion of the southeast corner zoned NC.
 - (b) What improvements and uses currently exist on the site?
The property currently contains open pasture, several buildings and out-buildings, a pond and an irrigation lateral running parallel to the north boundary.
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
The property will be served by a public street connection from the Hansen property to the north and the extension of both Zephyr Road and Rosen Drive to the south and east. The majority of internal streets will be public. There will on-street sidewalks and numerous trail connections to open space, the future park and adjacent neighborhoods. All new streets will be designed to meet City street standards. The intention is to provide a safe, functional and visually appealing street network. Shade trees and landscaping will be included throughout the development's street network.
 - (d) Describe site design and architecture.
The site design is a typical single-family neighborhood and mimics the Hansen property to the north in terms of site layout and street patterns. The architecture will be typical residential architecture.
 - (e) How is your proposal compatible with the surrounding area?
The proposal is compatible with the existing area since there will be residential developed to the north and The Crowne multi-family apartments to the south. The project will be designed to be sensitive to the existing natural areas including the irrigation lateral and existing pond and wetlands. A minimum of 50' buffer will be maintained along the natural features. This development will provide a variety of housing types. In addition, several housing types will be used which will expand the options for residents in the area.
 - (f) Is water detention provided? If so, where? (show on site plan)
Water storage is anticipated to use and expand the existing pond. Water quality will be in the same area.
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
The site slopes from the northeast to the southwest and will drain into the existing pond.
 - (h) What is being proposed to treat run-off?
Low Impact Development (LID) encompasses many aspects of the proposed design. Permeable pavers will be utilized within private drives and/or parking lots as required. The site will be planned with the intent to provide green space buffers and swales to minimize directly connected impervious areas and promote infiltration. Rain Gardens and/or drywells will be utilized where applicable to treat stormwater prior to entering detention areas.
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- (i) How does the proposal impact natural features?
The project will be designed to be sensitive to the existing natural areas including the irrigation lateral and existing pond and wetlands. A minimum of 50' buffer will be maintained along the natural features.
- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
This has not been determined.
- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
Yes, there is shallow groundwater in the southwest portion of the property.
- (l) Have you previously submitted an application?
No, but there was a previous concept submitted by another developer in May of 2016
- (m) What specific questions, if any, do you want addressed?
- Neighborhood Park location
 - What to do with the very small portion of MMN and NC-zoned portions of the property?
 - How to phase the development and maximize single-family detached in the first phase?
 - Will an ODP be required?
 - Will transportation allow <600'R centerline radius to make the curve from Zephyr Rd to Red Willow Dr? It would need to be around 350'R due to platting of Crowne on Timberline. Can we consider no parking on inside corner and/or reduced speeds?
 - Do adequate stormwater facilities and easements exist downstream from the storm culvert crossing the railroad as a release for detention? If so, what is the allowable release rate?