

# Preliminary Design Review Agenda

Schedule for 05/06/20

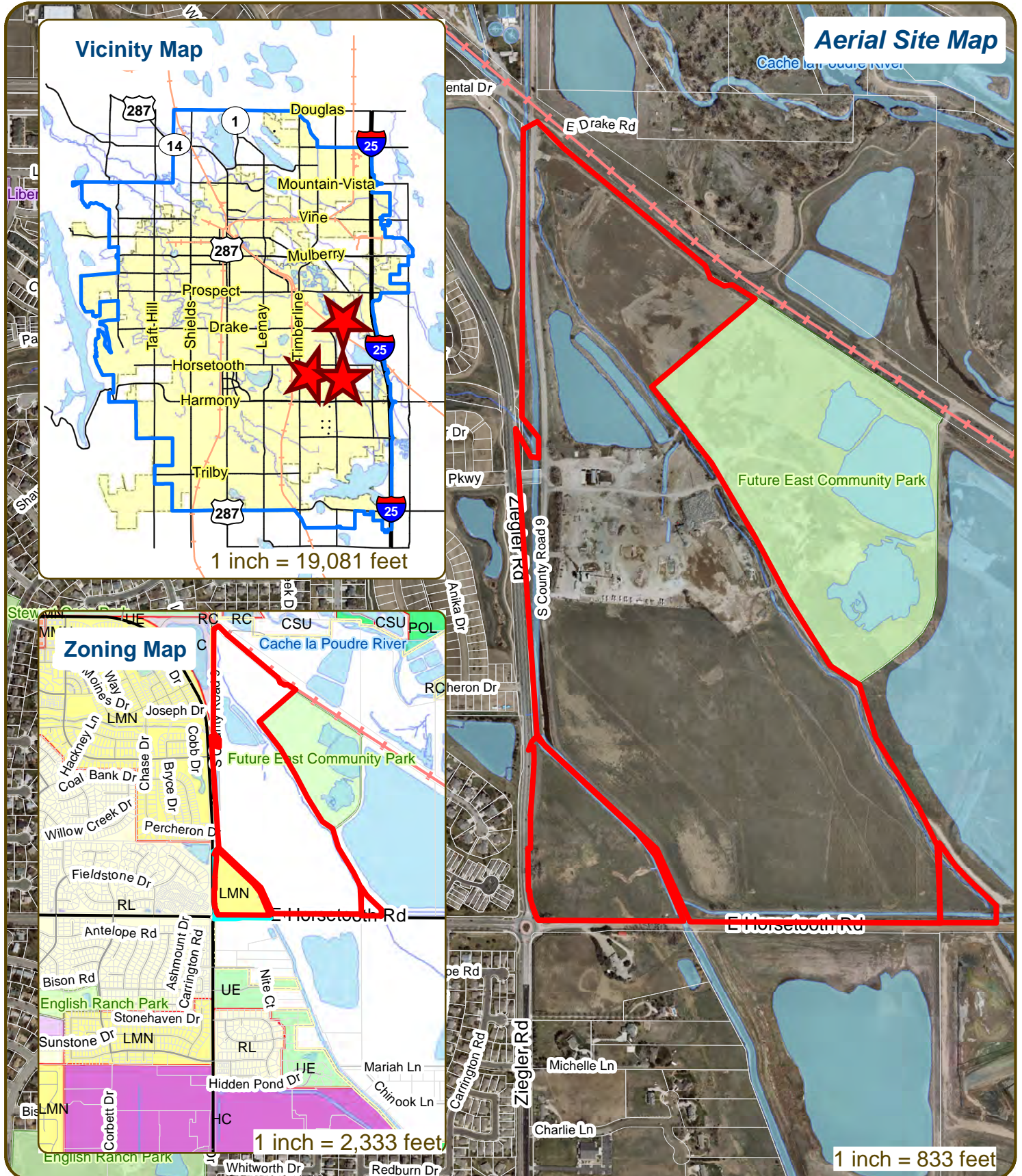
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**Wednesday, May 6, 2020**

Time	Project Name	Applicant Info	Project Description	
8:30	<b>Strauss Lakes Mixed-Use Neighborhood</b> <b>PDR200006</b>	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a Preliminary Design Review for the annexation and development of 185 acres located at the northeast corner of E. Horsetooth Road and Ziegler Road (parcel #: 8728000003; 8728000009). The proposal anticipates the development of approximately 1,077-1,679 dwelling units at a density ranging from 4-12 dwelling units per acre. Future access will be taken from E. Horsetooth Road to the south, Environmental Drive to the north, and Ziegler Road to the west. The site is directly east of Ziegler Road, directly north of E. Horsetooth Road and directly south of E. Drake Road. Most of the site is in unincorporated Larimer County, and within the City's Growth Management Area. There is a 17 acre portion of the site within City limits that is within the Low Density Mixed-Use Neighborhood (LMN) zone district. Prior to development the portion of the site outside of City limits would require annexation which would be subject to City Council approval. Additionally, the applicant intends to request an amendment to the City's Structure Plan to better align with their proposal. An amendment to the Structure Plan would also be subject to City Council approval. Once, annexed the site would be zoned a mixture of the Low Density Mixed-Use Neighborhood (LMN) and Medium Density Mixed-Use Neighborhood (MMN) zone districts. Subsequent development would be subject to Type 2 (Planning & Zoning Board) Review.	Planner: Jason Holland Engineer: Marc Virata DRC: Todd Sullivan
	Previously Submitted for Conceptual Review: 09/10/15 (Ref. CDR150062)			

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# Strauss Lakes Mixed-Use Neighborhood



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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.

Preliminary design review applications must be submitted to City Staff no later than Thursday at 5:00pm three weeks prior to the anticipated Wednesday meeting date.

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.

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.

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 Strauss Lakes

Project Address (parcel # if no address) 3000 Environmental Drive

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, Consultant
Cottonwood Land and Farms, Owner

Business Name (if applicable) TBGroup

Applicant Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 E-mail Address cathy@tbgroup.us

Basic Description of Proposal (a detailed narrative is also required) See attached cover letter / narrative

Zoning LMN Proposed Use Residential and Commercial Existing Use Vacant land/gravel mining

Total Building Square Footage N/A S.F. Number of Stories N/A Lot Dimensions N/A

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? x Yes [ ] No If yes, then what risk level? Moderate

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)

April 15, 2020

City of Fort Collins  
Development Review Center  
281 North College Avenue  
Fort Collins 80524

Re: Cover Letter to Preliminary Design Review Application for Strauss Lakes

Dear Sir or Madam:

We represent Cottonwood Land and Farms LLC ("**Cottonwood**") with respect to the proposed Strauss Lakes development located on approximately 185 acres at the northeast corner of Horsetooth Road and Ziegler Road (the "**Property**"), as shown in more detail in the attached Concept Plan. This letter is intended to serve as a cover letter for our Preliminary Design Review Application (the "**PDR Application**") and to provide the City with additional information that may aid the City in reviewing the PDR Application.

The majority of the Property is located in unincorporated Larimer County, although a small portion of the southwest corner of the Property, approximately 17 acres, has been annexed to the City of Fort Collins (the "**City**"). Cottonwood intends to annex to the City the portion of the Property located in unincorporated Larimer County and to develop low density residential uses, with a proposed zoning of LMN, on a predominant portion of the Property, with some medium density residential uses, with a proposed zoning of MMN, at the intersection of Ziegler Road and the future entrance to the development (the "**Project**"), all as described in more detail in the attached Concept Plan. As part of the Project, and as further demonstrated in the Concept Plan, Cottonwood also proposes to develop a mix of commercial and medium density residential uses at the southeast corner of Ziegler Road and Environmental Drive. This area is visualized to be zoned MMN and may include affordable and attainable housing, senior housing, office, business uses and neighborhood commercial, including but not limited to retail, restaurant, daycare, and neighborhood support service uses.

Cottonwood intends to process concurrently the annexation and zoning of the portion of the Property located in unincorporated Larimer County with an amendment to the City's Structure Plan (defined below). Simultaneously, Cottonwood intends to process a metropolitan district service plan application, and to take the other steps necessary to organize metropolitan districts to help provide capital and operations and maintenance funding to support the Project. Subsequently Cottonwood intends to process an Overall Development Plan ("**ODP**") and Project Development Plan ("**PDP**") pursuant to the development review procedures of the Fort Collins Land Use Code (the "**Code**").

An initial conceptual review meeting was held on September 21, 2015. Now Cottonwood Prime is submitting revised concept plans for a Preliminary Design Review.

## ANALYSIS

The portion of the Property located in the City is currently zoned Low Density Mixed-Use Neighborhood District (“L-M-N”). Low density residential uses, including single-family detached dwellings, two-family dwellings, single-family attached dwellings, and two-family attached dwellings, are permitted by the current zoning, subject to administrative review.

The “Structure Plan,” as an element of the Fort Collins City Plan (the “City Plan”), designates the main portion of the Property as a Mixed Neighborhood with a small portion in the north of the Property as Parks and Natural/Protected Lands. Mixed Neighborhoods allow single-family detached homes, duplexes, triplexes, and townhomes along with small scale multifamily buildings for a density between 5 and 20 dwelling units per acre. The proposed land use is a mix of low density and medium density residential uses with proposed densities between 4 and 12+ dwelling units per acre, and thus is generally consistent with the Structure Plan designation of Mixed Neighborhoods. However, because residential development is not allowed in the areas designated as Parks and Natural/Protected Lands, an amendment to the Structure Plan will be necessary.

The proposed uses are compatible with the surrounding area, because the surrounding neighborhoods have been developed with similar densities.

Additional information about the Project is provided in the attached Project Narrative.

Ultimately, Cottonwood’s goal is to create a high quality neighborhood in the heart of Fort Collins that will align with the City’s core values of livability, community, and sustainability. To that end, a key component of the Project, as demonstrated further in the Concept Plan, is the incorporation of affordable housing, and attainable housing. Cottonwood anticipates and hopes for a project that has a diversity of housing types and price points, accommodating both market rate attainable housing and affordable housing.

The Property can accommodate the future Poudre Trail, and is adjacent to a future community park as well as a large City reservoir. Further north is the Cache La Poudre River. The Project is planning on creating a street and sidewalk network that will create great connectivity to these open spaces, park, and trail. Cottonwood will coordinate with the City to provide access through the Project to the community park, and will coordinate on the routing of the Poudre Trail through the Project.

## PROCEDURE

### **I. Annexation and Zoning**

The Project will require the annexation to the City of the portions of the Property located in unincorporated Larimer County. The process for annexation and zoning of unincorporated lands is governed by Division 2.12 of the Code and Colorado Revised Statutes (“C.R.S.”) Section 31-12-101 et seq. Pursuant to the Code, a petition for annexation and annexation plat will be subject

to review by the Planning and Zoning Board at a public hearing before City Council considers the petition for annexation. *Code, § 2.12.3.*

The Property is eligible on a technical level for annexation pursuant to C.R.S. Section 31-12-104 because more than one-sixth of the perimeter of the Property is contiguous with the City.

More importantly, annexation of the Property will bring into the City an unincorporated area presently surrounded by the City on all sides, and enable the Property to develop in accordance with the City's goals and plans.

## **II. Amendment to the Structure Plan**

The Project will require an amendment to the Structure Plan that designates the entire area of the Property as Mixed Neighborhood because the development is inconsistent with the designation of Parks and Natural/Protected Lands. City Plan requires that any application for an amendment to the Structure Plan satisfy the following criteria: (1) City Plan and/or any related element thereof is in need of the proposed amendment; and (2) the proposed amendment will promote the public welfare and will be consistent with the vision, goals, principles and policies of City Plan and the elements thereof.

Because the Project is intended to enhance the vision, goals, principles and policies of City Plan by promoting the City's stated core values of livability, community, and sustainability, Cottonwood expects that the Project will fulfill the criteria for an amendment to the Structure Plan.

## **III. ODP and PDP**

The Project will require approval of an ODP and PDP as part of the development review process governed by the Code. Further information about how the Project satisfies the criteria for approval of an ODP and PDP as defined in the Code will be provided when the applications for an ODP and PDP are prepared.

## **CONCLUSION**

This cover letter to Cottonwood's PDR Application provides an overall illustration of the Project and the approvals sought by Cottonwood as part of the development review process. On behalf of Cottonwood, we look forward to developing a successful project in cooperation with the City.

Sincerely,



Carolynne White  
Attorney

**Project Narrative** – Please include the following information:

- (a) What are you proposing/use?

The proposed uses for the site will be residential and commercial. The project is visualized as a walkable mixed-use neighborhood with retail, restaurant(s), neighborhood service commercial, daycare and a mix of diverse residential uses including affordable and attainable housing.

- (b) What improvements and uses currently exist on the site?

Existing improvements and uses consist of a concrete batch plant, scale house/outbuildings, gravel mining operation, and vacant land. A large portion of the property is currently zoned Industrial in unincorporated Larimer County and is actively being used for a concrete batch plant, and is governed under a mining permit #M-1979-097. It is expected that as the existing uses wind down and the reclamation efforts under the mining permit are complete that an Ecological Characterization Study will be completed prior to the project being submitted for a PDP.

- (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

Roadway access will be via several public street connections from both Ziegler and Horsetooth Roads. It is the intent to align street access with both Percheron Road and William Neal Parkway. Internal roadway networks will be provided to connect the various neighborhoods. Pedestrian connectivity will be provided throughout the project, with on-street sidewalks and a series of bike/pedestrian pathways to the future City Park and Poudre Trail. The intent is to make this a walkable community with multiple connections to the surrounding open spaces, community park and trail system.

- (d) Describe site design and architecture.

The architecture style has not been determined.

- (e) How is your proposal compatible with the surrounding area?

The proposed uses of a mixed-use commercial and residential neighborhood including single-family, multi-family, and senior housing, with supporting retail, restaurants, and commercial are complementary to the surrounding neighborhoods and will be easily able to coexist harmoniously with them, given their similarity in scale, mass and density. A goal of the project is to create a project where jobs, housing, and recreation are all within walking distance from a diverse mix of types and price points of residential uses including attainable and affordable housing.

(f) Is water detention provided? If so, where? (show on site plan)

The site drains towards the southeast and utilizes the existing Foothills Drainage Channel to convey flows to the Cache La Poudre River. Because the Foothills Drainage Channel was designed with additional capacity for future development, the Project plans to discharge with limited detention as dictated based on final land use intensity, channel capacity analysis, and storm peak timing analysis.

Multiple detention facilities will be incorporated into the overall landscape plan to control flows throughout the site, with a final pond in the southeast corner anticipated to provide final flow control prior to discharging to the Foothills Drainage Channel.

Additionally, the southwest corner parcel to the west of the Fossil Creek Reservoir Inlet Ditch (FCRID) plans to drain to a detention and water quality pond to be located in the north corner of said parcel. Master drainage plan analysis will be provided as part of the ODP process. Per the 1989 Agreement between the City of Fort Collins and Cottonwood, Cottonwood has the right to utilize all excess capacity in the Foothills Drainage Channel.

(g) How does the site drain now (on and off site)? Will it change? If so, what will change?

The property primarily drains from the northwest to the southeast. Runoff from the main portion of the site drains to the east/southeast, being routed south along the existing Boxelder Ditch corridor towards the Foothills Drainage Channel. The Foothills Drainage Channel runs along the north side of Horsetooth Rd, eventually discharging to the Cache La Poudre River east of the project site. The Boxelder Ditch will be piped per ditch company requirements, but new drainage improvements will be utilized for storm water conveyance and water quality treatment through the same corridor.

Runoff from the southwest corner parcel sheet flows to the Fossil Creek Reservoir Inlet Ditch (FCRID), which diverts excess storm flows into the Foothills Drainage Channel via an existing radial control gate north of Horsetooth Rd.

Offsite flows from upstream properties are directed towards the FCRID and routed through the site in the FCRID, with diversion into the Foothills Drainage Channel at the radial control gate north of Horsetooth Rd.

Historic drainage patterns are not anticipated to be modified as part of the proposed development.

(h) What is being proposed to treat run-off?

In accordance with City of Fort Collins requirements, the project will incorporate full Low Impact Design (LID) measures throughout the development in order to reduce runoff rates and provide water quality treatments. As the project will be impact more than 1-acre, full compliance with Colorado Department of Health



and Environment (CDPHE) and National Pollutant Discharge Elimination System (NPDES) requirements will be provided. LID and water quality treatment measures shall be provided throughout, with each phase being required to provide the appropriate treatment. A wide variety of methods are anticipated to be utilized across the development to achieve the required goals.

- (i) How does the proposal impact natural features?

Natural features include the existing irrigation ditches that surround the site. As a result of the Community Park and Development, the Boxelder Ditch Company is requiring the Boxelder Ditch be put in a pipe. In addition, the Fossil Creek Reservoir Inlet Ditch (FCRID) runs along and through the property, generally on the west side of the property. Appropriate setbacks and mitigation will be provided to protect the FCRID corridor. There are also significant natural features to the north and east of the project including a large reservoir, the Cache la Poudre River, and a future City of Fort Collins Community Park. The project will work with the City to coordinate efforts in trail connections, road connections, etc. to enhance the area and provide appropriate access to these great amenities.

- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

Multifamily, senior housing, and commercial buildings will have fire sprinklers and/or will comply with the current Building Code.

- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

The property is governed by an active Mining Permit issued by the State of Colorado. Future Mining and reclamation will be continuing subsequent to the application and submittal to the City of Fort Collins but prior to the commencement of development of the Project.

- (l) Have you previously submitted an application?

Yes, a conceptual review meeting was held on September 21, 2015.

- (m) What specific questions, if any, do you want addressed?

1. Metro District:

- a. Request City Attorney participation at early stages of discussion.

Because the approval of a metropolitan district is critical to the feasibility of the Project, we would like to have specific discussions

early in the process regarding the appropriate public benefit required and associated with the metro district approval.

- b. Commercial development creates public benefit, transforming a residential-only development into a “new urbanist” development, featuring pedestrian walkability and connectivity, reduction of carbon footprint, and meeting other City Plan goals.

2. Transportation:

- a. The City and/or adjacent development paid for existing improvements to Ziegler Road. What is the City’s expectation for this Project to contribute to these improvements, and on what methodology and Code provisions is it based?
  - Are agreements currently in place governing this issue? Have they expired?
- b. What improvements to Horsetooth Road will the Project require?
  - We are assuming that this project will be responsible for ½ of a local road along its property line frontage, plus any turn lanes that it triggers. We are also assuming that, to the extent the Developer constructs other improvements, the Developer will be eligible for reimbursement from the City street oversizing fund?
- c. A reminder that there is an agreement in place for the City to contribute the costs of a box culvert crossing of the FCRID.
- d. A reminder that City water utilities will pay to improve the northern ½ of Horsetooth Road Improvements along its property frontage.
- e. Although we understand that some intersections and segments nearby may be currently underperforming and in need of upgrades, please confirm that this project is not obligated to remedy the existing deficiencies.

3. Stormwater:

- a. Does the City still desire to share a water quality/detention pond on the corner parcel?
  - b. A reminder that there is an agreement in place for Cottonwood to be able to utilize all excess capacity in the Foothills Drainage Channel for its Stormwater conveyance to the Poudre River.
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April 15, 2020

## **History of Cottonwood's Open Space and Other Gifts in Northern Colorado**

Cottonwood Land and Farms, LLC has long had healthy relationships with several communities in Northern Colorado. A significant part of our Company's mission is combining the amenities of open space and recreational places next to our development projects for the betterment of the communities we work in.

Following is a list of the gifts and bargain sales that have had a positive impact on the citizens of Fort Collins and the City's preservation of natural areas. Also included are gifts of land for the Poudre River Trail in Northern Colorado, and the discounted sale and subsequent material gifts to the City for the acquisition of the East Community Park.

Prior to the City of Fort Collins establishing its Natural Areas Department, Cottonwood Land and Farms, LLC donated over 200 acres to the Southeast Poudre Greenbelt Association north of Prospect Avenue for the preservation of Open Lands. The City now owns and manages this property known as the Riverbend Ponds Natural Area.

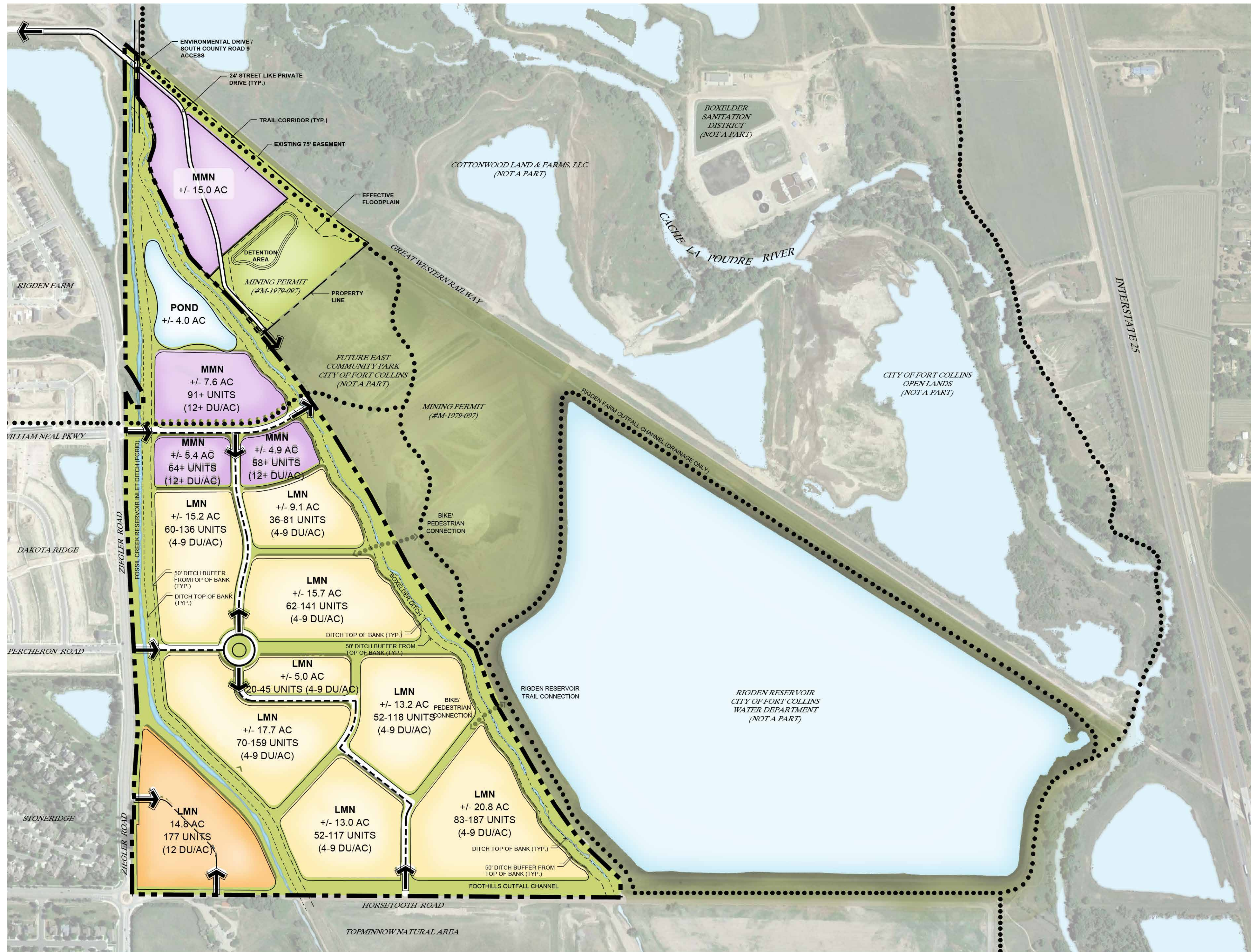
Cottonwood donated approximately 200 acres of land south of Prospect Avenue to the City/CSU Environmental Learning Center now known as the Running Deer Natural Area.

Cottonwood donated 15 acres to the City of Fort Collins. This ground is the current home to the Hageman Earth Cycle business operation.





Cottonwood donated a Poudre River Trail Easement to the City of Greeley from 35<sup>th</sup> Ave to east of 25<sup>th</sup> Avenue.

Cottonwood donated an easement for the Poudre River Trail to the Town of Timnath.

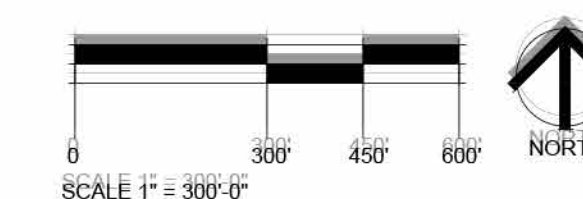
Cottonwood in 2014 bargain sold approximately 59 acres to the City of Fort Collins Parks Department for the future East Community Park. In addition, Cottonwood donated clean fill and topsoil to the project that had a market value of approximately \$1,860,000.

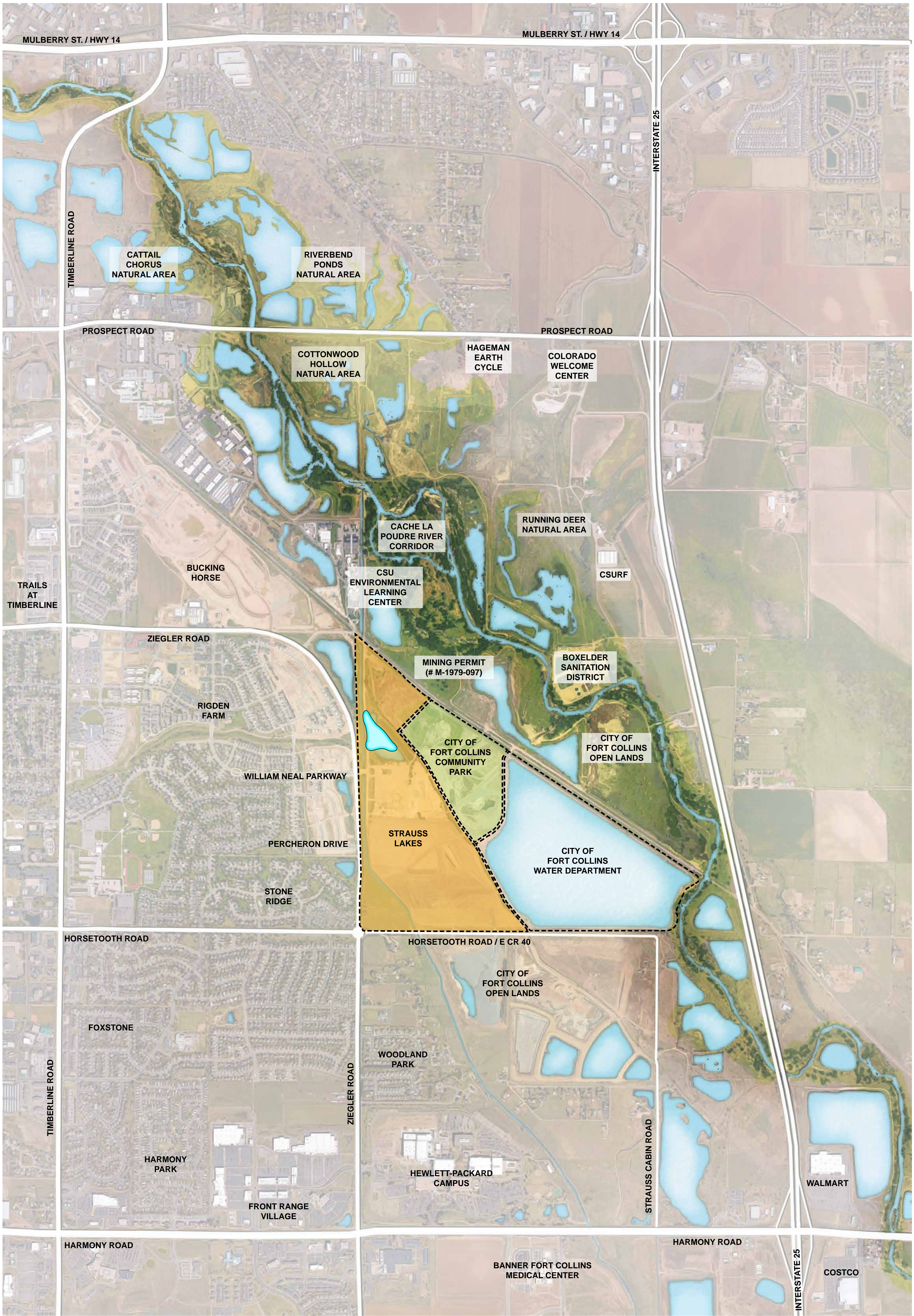


**LAND-USE SUMMARY**

ZONING	ACREAGE	DENSITY	UNITS
 LMN	109.7 AC	4-9 DU/AC	476-1,078
 MMN	17.9 AC	12 DU/AC	211
 LMN	14.8 AC	12 DU/AC	177
	142.4 AC		1,077-1,679
 MMN	15.0 AC	TBD	TBD

**STRAUSS LAKES - CONCEPT DIAGRAM**  
 4.15.20





# STRAUSS LAKES - REGIONAL CONTEXT MAP

4.15.20

