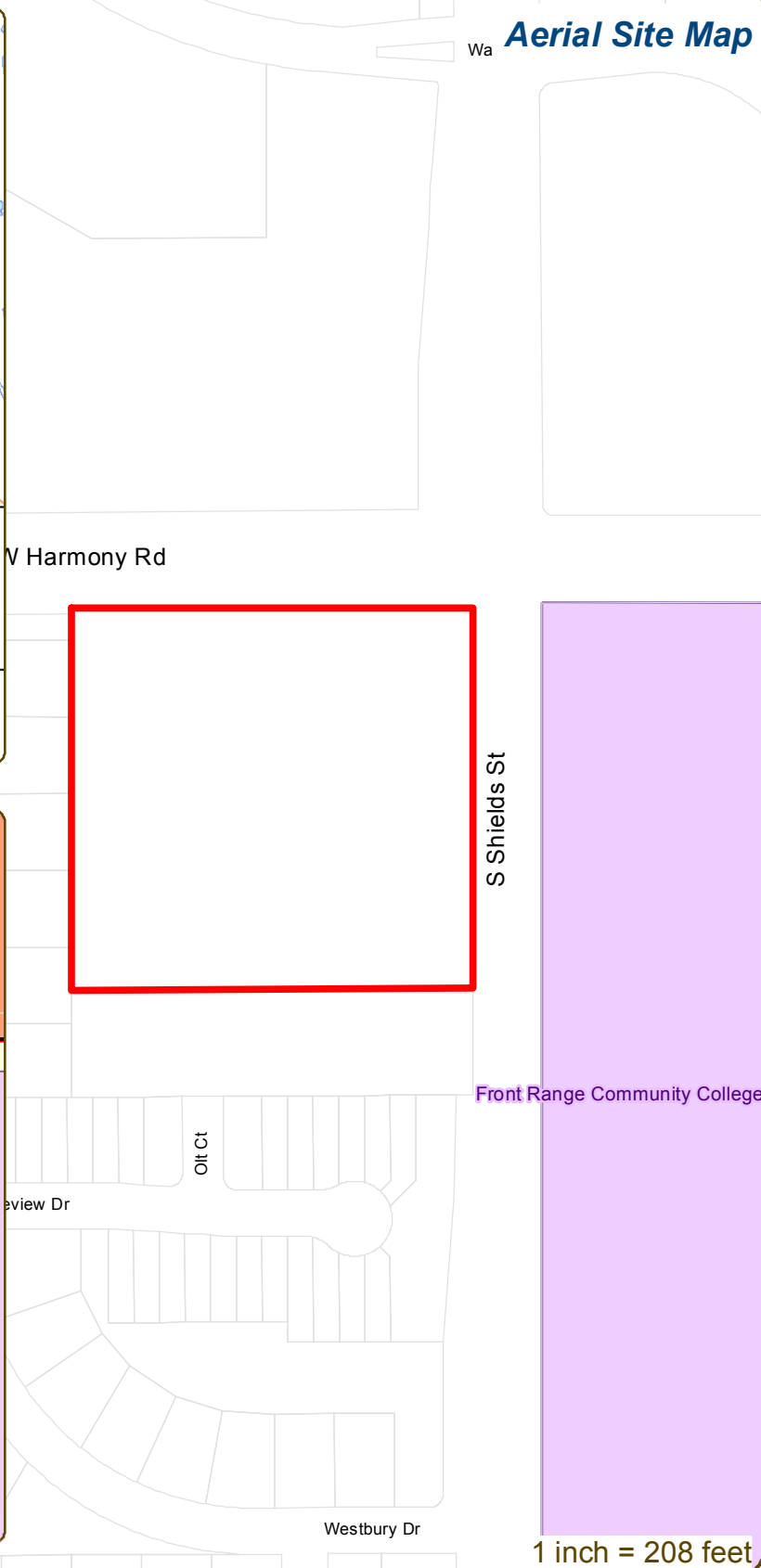
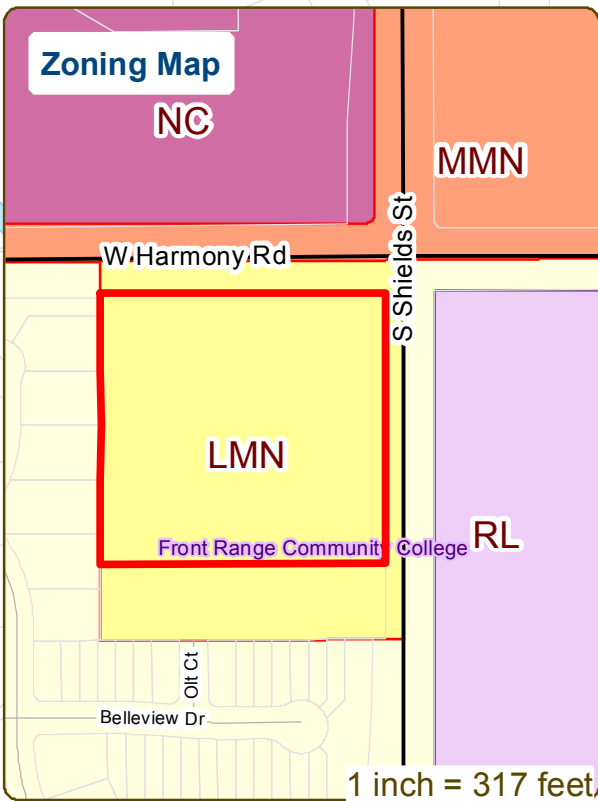
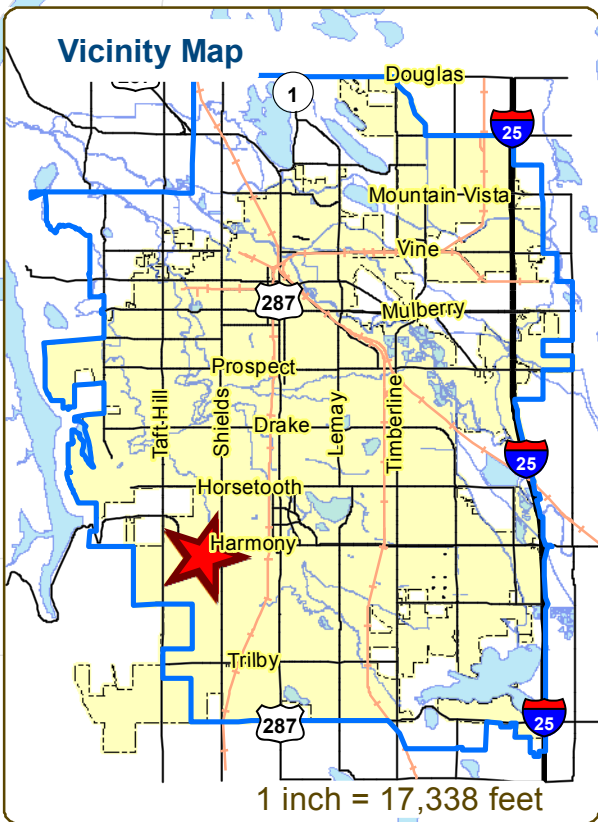


# 1109 W Harmony Rd Group Home



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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 5 pm, two weeks prior to the 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 Avamere Senior Housing

Project Address (parcel # if no address) 1109 W. Harmony Rd. Fort Collins, CO

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

Business Name (if applicable) Avamere Group, LLC

Applicant Mailing Address 25115 SW Parkway Ave Suite B Wilsonville, OR 97070

Phone Number 503.607.0616 E-mail Address jtaber@avamere.com

Basic Description of Proposal (a detailed narrative is also required) Assisted and Memory Care Facility

Zoning LMN Proposed Use unknown Existing Use Residential

Total Building Square Footage 40,000 (appx) S.F. Number of Stories 2.5 Lot Dimensions 400 Ft x 440 Ft

Age of any Existing Structures 25 years (approximate)

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.

Increase in Impervious Area 80,000 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)*

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- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
  - (a) **What are you proposing/use?**

Avamere is proposing to build an Assisted Living and Memory Care Facility. The unit mix is still under review but may be 120 Assisted Living and 40 Memory Care units; this would be one building.
  - (b) **What improvements and uses currently exist on the site?**

The site currently has two homes and an out building.
  - (c) **Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.**

The current site utilizes city sidewalks for pedestrian and two driveways for auto; one driveway accesses Harmony Rd., while the other has access to Shields.
  - (d) **Describe site design and architecture.**

The proposed use is a new facility that will accommodate assisted living units and memory care units. Proposed number of units is under review. See attached conceptual site plan for architecture.
  - (e) **How is your proposal compatible with the surrounding area?**

This building will be designed to be compatible with the surrounding area such that similar building techniques will be utilized.
  - (f) **Is water detention provided? If so, where? (show on site plan)**

Yes, detention will be required. We will utilize a landscaped area on the NW corner of the site.
  - (g) **How does the site drain now (on and off site)? Will it change? If so, what will change?**

The site currently is native, and we do not anticipate changing the current on and offsite drainage patterns.
  - (h) **What is being proposed to treat run-off?**

Likely a detention system.
  - (i) **How does the proposal impact natural features?**

It does not impact the natural features in a negative way.
  - (j) **Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**

It is unknown if the existing structure has automatic fire sprinklers. The new structure will include automatic fire sprinklers.
  - (k) **Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?**

We are not aware of any.
  - (l) **Have you previously submitted an application?**

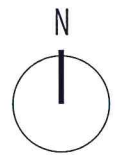
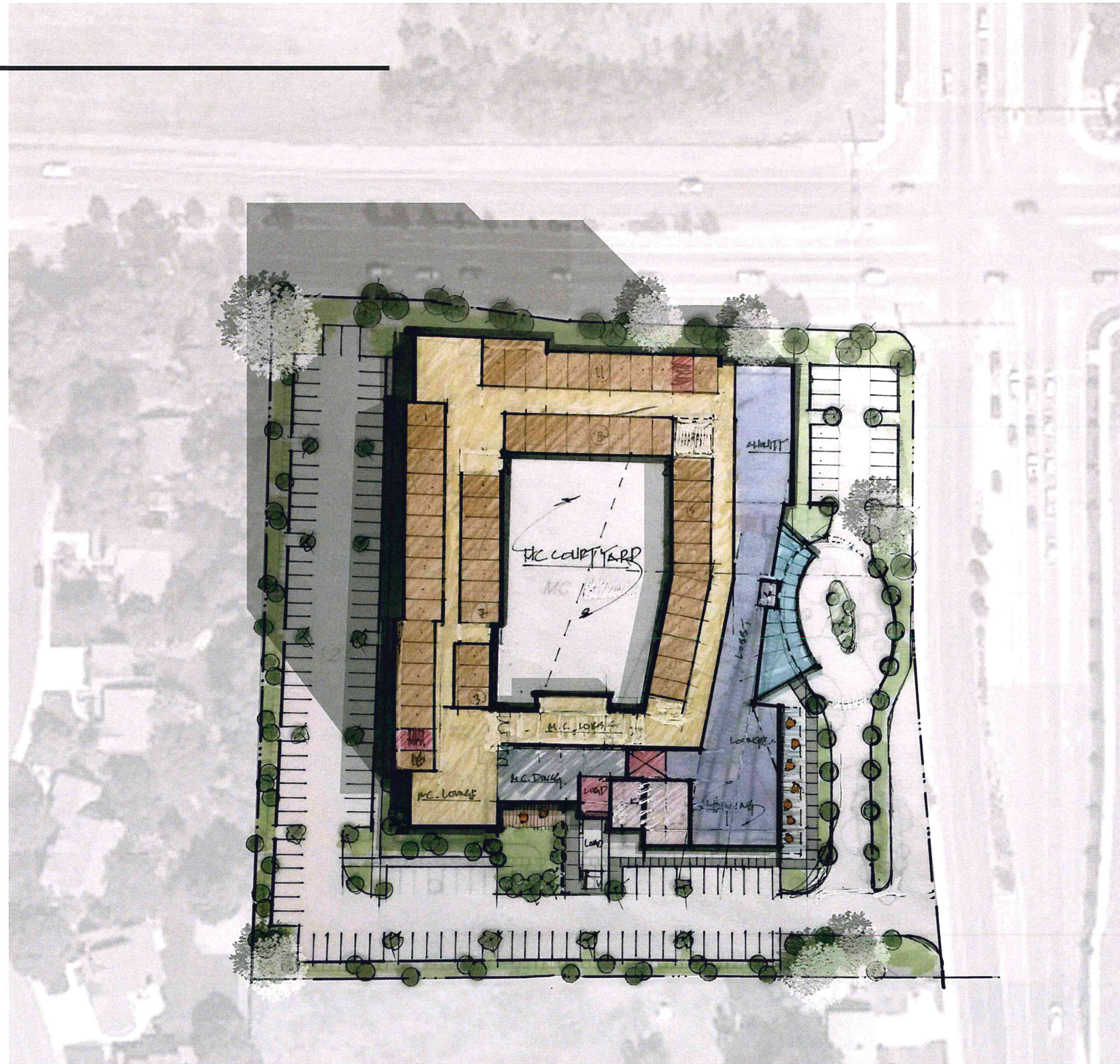
No
  - (m) **What specific questions, if any, do you want addressed?**

Access to the site, height restrictions, and design criteria to meet.

- 3) **Site Plan** – Please consider including the following: Please see attached conceptual site plan.
- (a) Project site boundary and adjacent property uses
  - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
  - (c) Existing and proposed landscaping (Will trees be removed?)
  - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
  - (e) Existing natural features (Will these be impacted by the proposal?)
  - (f) On and off site improvements
  - (g) Location of detention, drainage and water quality features
  - (h) Emergency vehicle access and fire hydrant locations

# AVAMERE FORT COLLINS

FORT COLLINS, COLORADO



## GROUND FLOOR PLAN

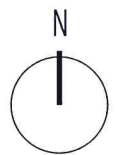
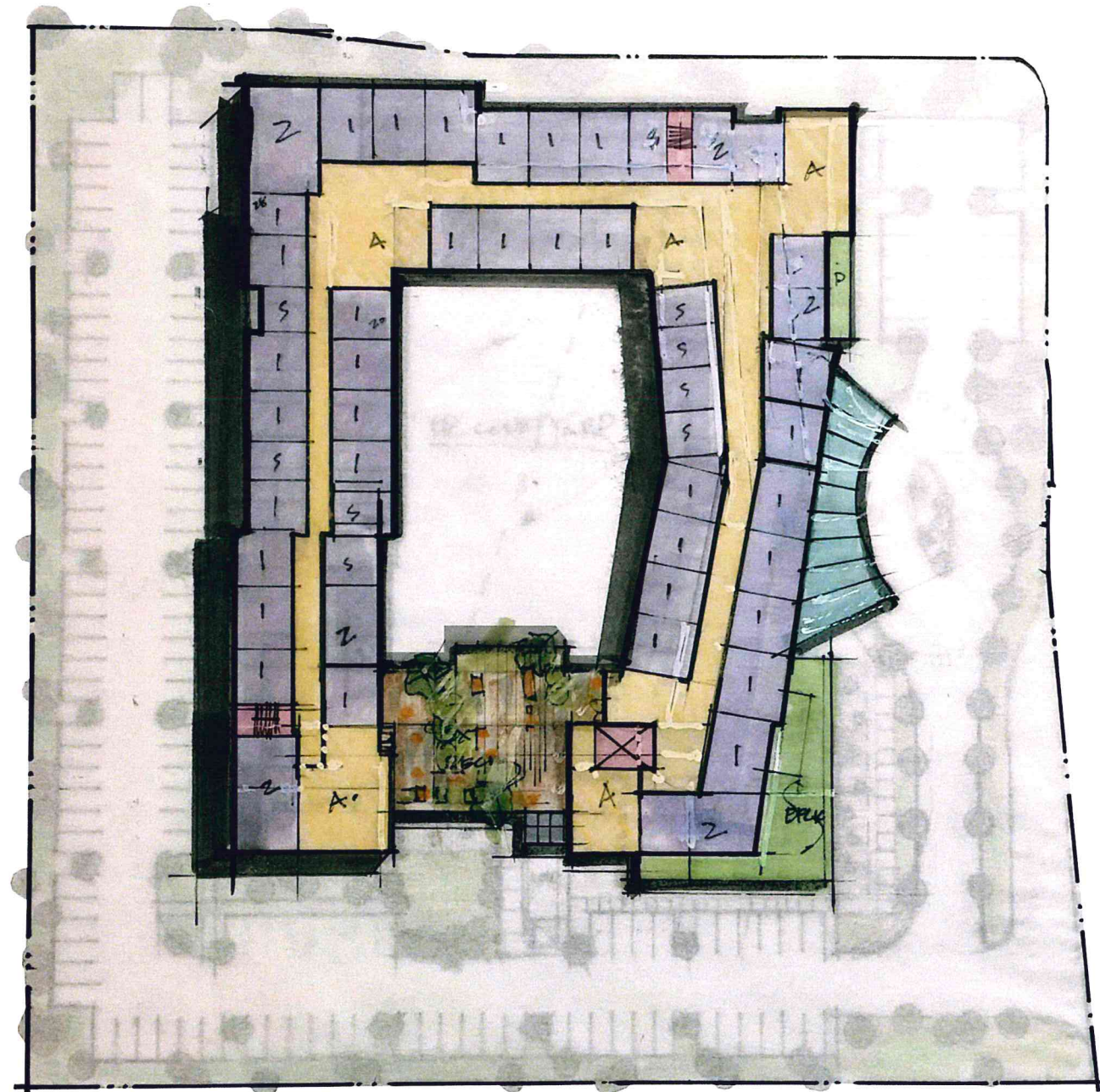
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Ankrom Moisan

# AVAMERE FORT COLLINS

FORT COLLINS, COLORADO



## UPPER FLOOR PLAN

NOT SCALED



Ankrom Moisan