



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 June 8th Project Planner Ted Shepard
Submittal Date May 25th Fee Paid (\$500) X

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

Project Name 3425 South Shields

Project Address (parcel # if no address) 3425 South Shields

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Scott Ranweiler - Brinkman Partners

Business Name (if applicable) Brinkman Partners

Applicant Mailing Address 3528 Precision Drive, Suite 100 Fort Collins CO 80528

Phone Number 970.267.0954 E-mail Address scott.ranweiler@brinkmanpartners.com

Basic Description of Proposal (a detailed narrative is also required) Construction of 96 apartment units on 2.89 acres.

Zoning MMN Proposed Use Multi-Family Existing Use Boat/RV Storage

Total Building Square Footage 65,432 S.F. Number of Stories 2 & 3 Lot Dimensions 484' x 257'

Age of any Existing Structures Single Family home built in 1904

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

**PDR Submittal**  
**3425 South Shields**  
**05.25.16**

**Project Narrative**

*a. What are you proposing/use?*

The 2.89 acre site is located at 3425 South Shields. The proposed use is for three apartment buildings containing 94 units in one and two bedroom configurations. The property is zoned MMN.

The land use breakdown is as follows:

70 one-bedroom apartments  
24 two-bedroom apartments

147 surface spaces required  
151 surface spaces provided (56 compact)

Approx. square footages  
-1 bed average = 644 square foot  
-2 bed average = 848 square foot

72 one-bedrooms @ 644 = 45,080 sq. ft.  
24 two-bedrooms @ 848 = 20,352 sq. ft.  
Total 65,432 sq. ft.

*b. What improvements and uses currently exist on the site?*

The current use is a single-family home and an outdoor storage business for boats and RV's. The site also contains a barn, garage and several out buildings. The property currently is unplatted.

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

The project is proposing one right-/right out access point from Shields Street with a second access through Horsetooth Commons to Richmond Drive. All of the interior drives will be private. Parking areas are located internally to minimize impacts on the neighborhood. There will be multiple pedestrian connections into and through the site.

*d. Describe site design and architecture*

The site design places the larger 3-story building parallel to the Shields Street frontage. The remaining two building are 3-story, stepped down to 2-stories on the ends. The architectural character of the buildings is yet to be determined..

e. *How is your proposal compatible with the surrounding area?*

The project is an appropriate use in this location and is consistent with the MMN Zone District. In addition, the buildings are located to have landscape and open space areas between the buildings and the adjacent neighborhoods. The perimeter parking areas are screened with landscape buffers.

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

Stormwater Detention will be required. It will be located near Shields and drain into an existing storm pipe on the west side of Shields. Water quality and LID will be required – locations TBD.

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

The site currently drains east to Shields. Based on surrounding development plans, there is no off site flow to this site. The site will continue to drain east, but will have detention added.

h. *What is being proposed to treat run-off?*

We do not yet know what method of LID and water quality treatment will best suit the site.

i. *How does the proposal impact natural features?*

There are no known natural features on the site. There are some existing trees that will have to be evaluated with the City Forester prior to submitting the PDP.

j. *Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?*

There is an existing house on site but it is probably not sprinklered. All new structures shall include automatic fire suppression systems per NFPA design standards.

k. *Are there any unusual factors and/or characteristics that are present that may restrict or affect your proposal?*

There are no unusual factors or characteristics that we are aware of at this time.

l. *Have you previously submitted an application?*

No, we have not previously submitted an application for this project.

m. *What specific questions, if any, do you want addressed?*

# ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
(3425 SOUTH SHIELDS STREET)

**DESCRIPTION:**

Considering the East line of the Southeast Quarter of Section 27, Township 7 North, Range 69 West of the 6th P.M., as bearing North 2653.00 feet, and with all bearings herein relative thereto; beginning at a point on the West line of the right-of-way of the present county road, which bears North 663.25 feet, and again N 89°44'16" W 30.00 feet from the Southeast corner of said Section 27; thence along the South line of the North Half of the South Half of the Southeast Quarter of said Section 27, N 89°44'16" W 504.63 feet; thence North 257.86; thence S 89°44'16" E 504.63 feet to the West line of the right-of-way of the present county road; thence South 257.86 feet to the Point of Beginning, County of Larimer, State of Colorado.

**NOTES:**

1) Fidelity National Title Company, Commitment No. 580-F0540933-383-JNB, dated February 23, 2016 at 7:00 a.m. was used in the process of this survey and the following comments correspond to Schedule B of the commitment .

**Schedule B - Section II Exceptions:**

**Item 8** - An easement or right of way for ditch, granted by the instrument as set forth below: (the exact location of said right of way is not defined)  
Recording Date: March 17, 1888  
Recording No.: Book L at Page 276 *Nothing plotted, no metes and bounds description in document, cannot be defined on subject property.*

**Item 9** - Right of way for open ditch along the Easterly side of subject property as contained in Memorandum of Agreement as set forth below:  
Recording Date: April 3, 1926  
Recording No.: Book 543 at Page 44 *Nothing plotted, easement is not on subject property, however subject property is covered in document.*

**Item 10** - Terms, conditions, provisions, agreements and obligations contained in the Agreement by and between Harl P. Clark and Audria E. Clark and the City of Fort Collins, Colorado as set forth below:  
Recording Date: August 15, 1985  
Recording No.: Reception No. 85040322 *As shown hereon.*

**Item 11** - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Fort Collins  
Purpose: drainage  
Recording Date: July 15, 1987  
Recording No.: Reception No. 87041055 and recorded January 5, 1988 at Reception No. 88000345 *As shown hereon.*

**Item 12** - The following items as shown on ALTA/ACSM Land Title Survey recorded May 5, 2008 at Reception No. 20080028162:

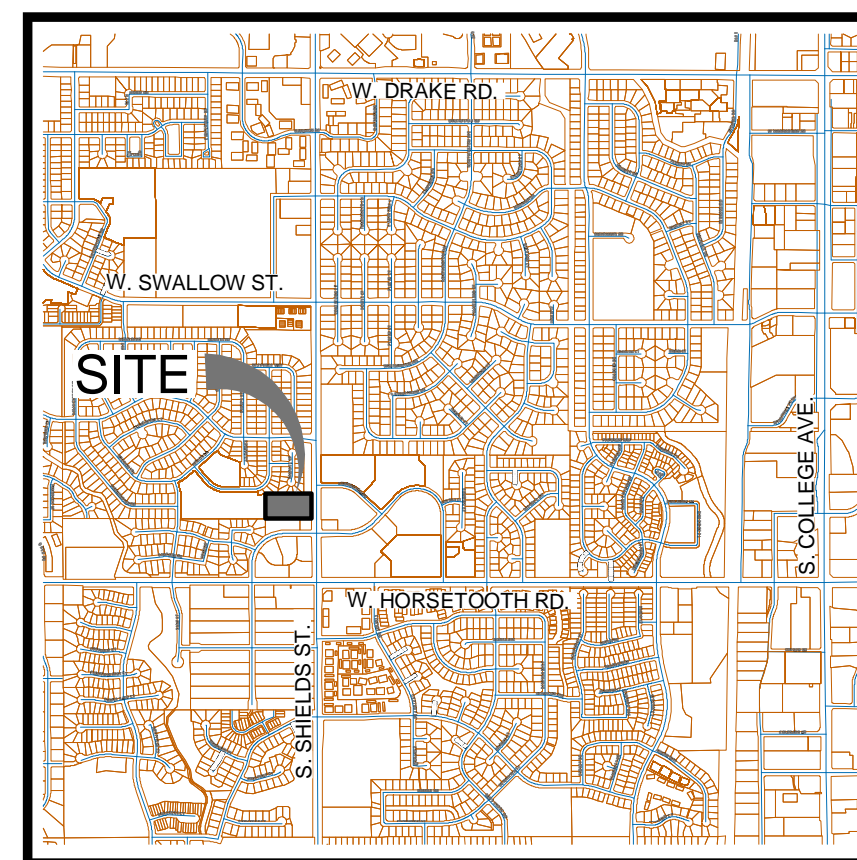
- a. Notes.
- b. Fence line does not coincide with property along the South line of subject property. *As shown hereon.*

**Item 13** - Any existing leases or tenancies. *Not a survey matter.*

2) Gross land area is 124,965 square feet, or 2.869 acres, more or less.

3) The lineal unit of measurement for this survey is U. S. Survey Feet.

4) The Basis of Bearings is the East line of the Southeast Quarter of Section 27, Township 7 North, Range 69 West of the 6th P.M. as bearing North 00°05'51" East (assumed bearing), and monumented as shown on drawing.



**VICINITY MAP**  
1" = 1000'

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.  
**Call before you dig.**  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**UTILITY NOTE:**  
THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING 'ONE CALL' FOR A UTILITY LOCATE.



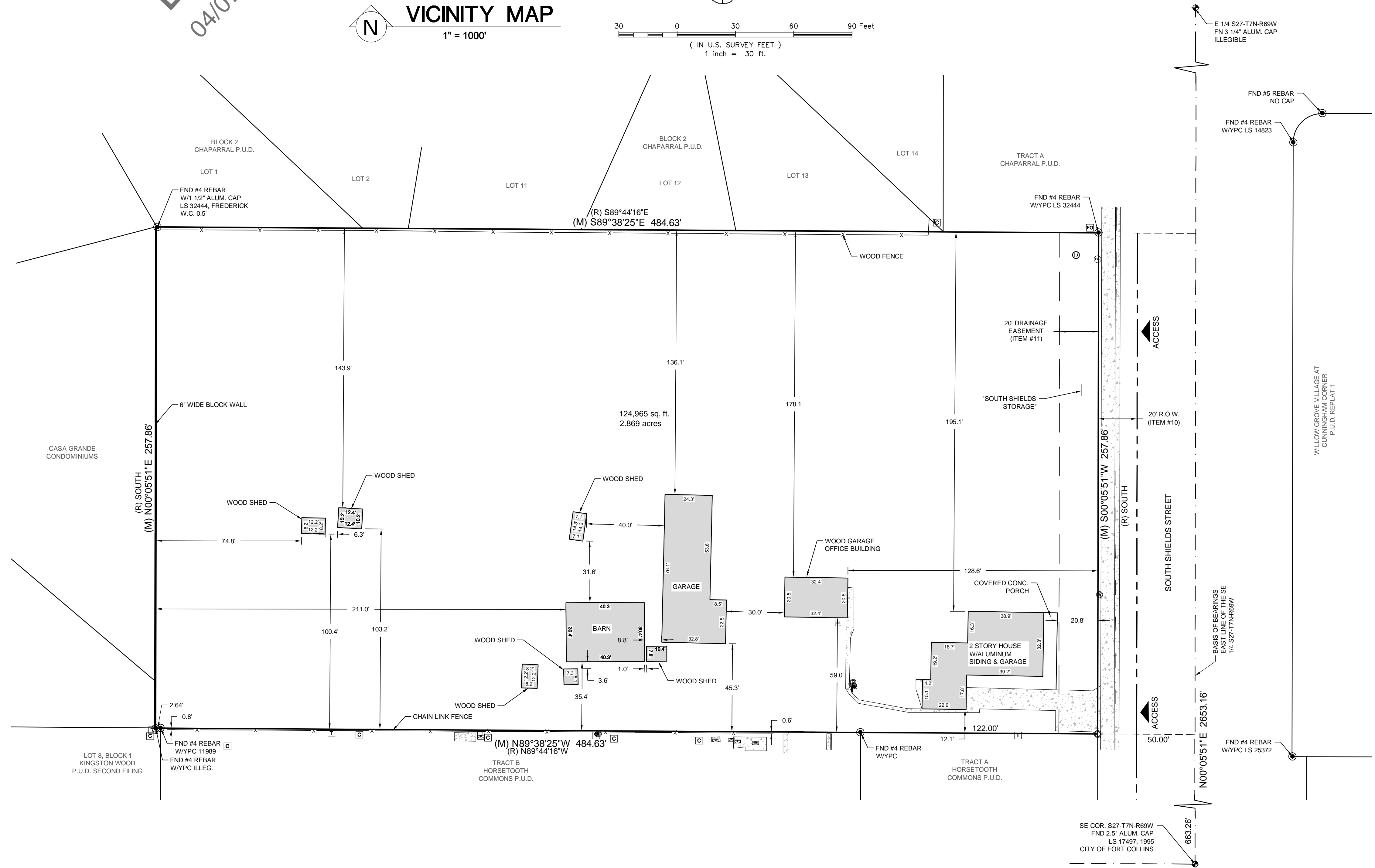
30 0 30 60 90 Feet  
( IN U.S. SURVEY FEET )  
1 inch = 30 ft.

**SURVEYOR'S CERTIFICATE :**

To Brinkman Capital, LLC, a Colorado limited liability company; BCS, LLC, a Colorado limited liability company; and Fidelity National Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 4, 7(a), and 8 of Table A thereof. The fieldwork was completed on March 29, 2016.

For and on behalf of Northern Engineering Services, Inc.  
Robert C. Tessey  
Registered Professional Land Surveyor  
Colorado Registration No. 38470



**Symbol Legend**

---	BOUNDARY
---	EASEMENT LINE
---	SECTION LINE
---	FENCE
---	EDGE OF ASPHALT

(R) = RECORDED  
(M) = MEASURED

**Symbol Legend**

⊗	BOX-ELECTRIC
⊗	BOX-TELEPHONE
○	POST
⊗	METER-ELECTRIC
⊗	METER-H2O
⊗	MH-FIBER OPTIC
⊗	MH-STORM
⊗	PEDESTAL-CABLE
⊗	PEDESTAL-FIBER OPTIC
⊗	PEDESTAL TELEPHONE
⊗	POST-UTILITY
⊗	VAULT-ELECTRIC
⊗	SECTION CORNER
⊗	CORNER-FOUND
⊗	CORNER-SET PK NAIL & 1" BRASS TAG, LS 38470

**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

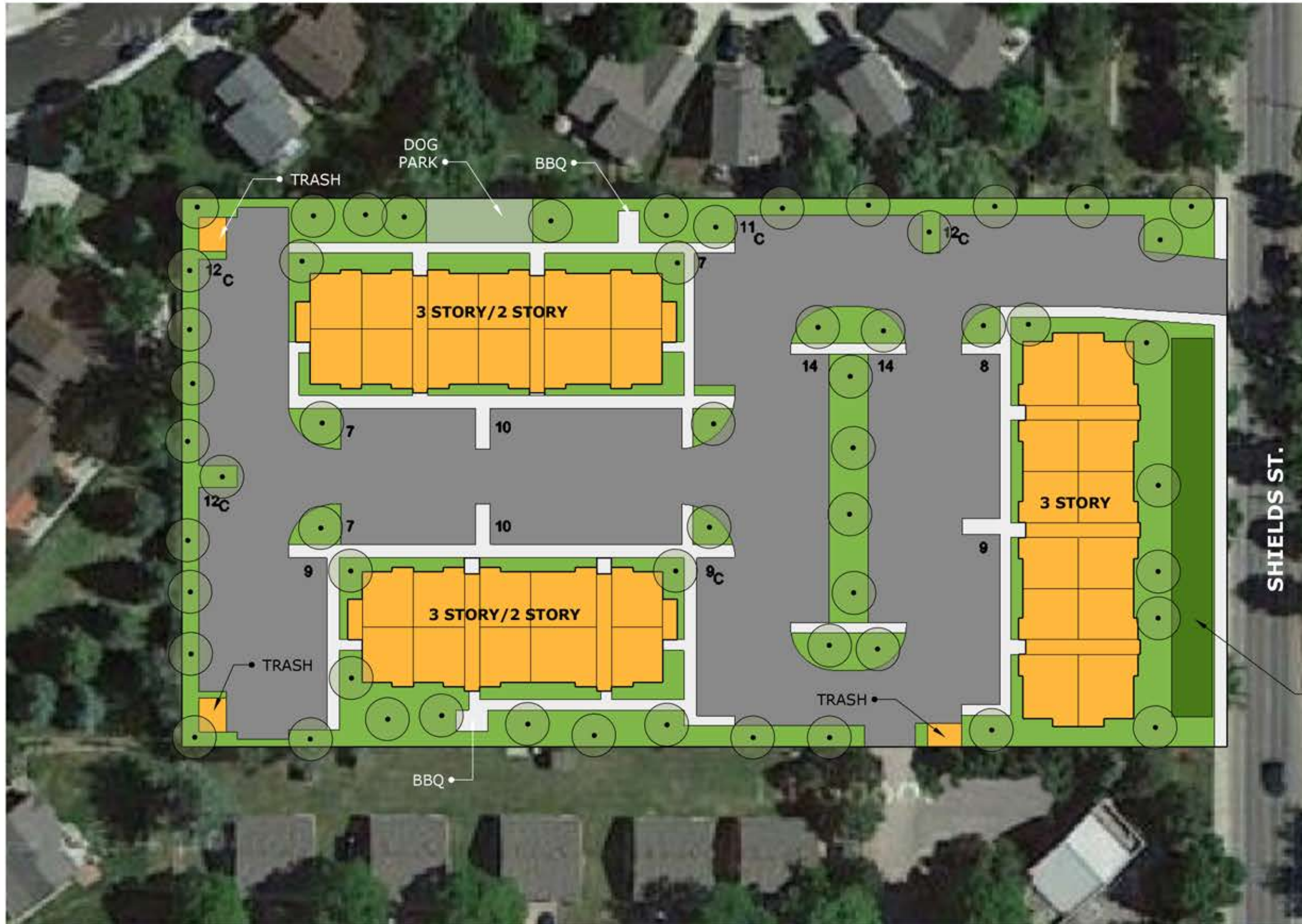
SECTION: 27  
TOWNSHIP: 7 N  
RANGE: 69 W of the 6th PM

**NORTHERN ENGINEERING**  
301 North Horsetooth Street, Suite 100  
Fort Collins, Colorado 80521  
PHONE: 970.221.4158  
www.northernengineering.com

DATE: 04/07/16  
SCALE: 1" = 30'  
DESIGNED BY: M. Kinkaid  
DRAWN BY: M. Kinkaid  
REVIEWED BY: B. Tessey

ALTA/NSPS LAND TITLE SURVEY  
3425 SOUTH SHIELDS STREET  
FORT COLLINS, COLORADO

DRAWING FILENAME: S:\Survey\3425-000\Draw\ALTA\3425-000-ALTA.dwg DATE: Apr 06 2016 - 4:38pm CAD OPERATOR: Mike LIST OF REFS: [N/A]



## PROJECT INFORMATION

SITE AREA: APPROX. 3.0 ACRES

94 APARTMENT UNITS

70 ONE BEDROOM UNITS  
24 TWO-BEDROOM UNITS

147 SURFACE PARKING SPACES REQUIRED  
151 SURFACE PARKING SPACES PROVIDED  
\*\*56 compact

APPROX. SQUARE FOOTAGES  
- 1-BED AVE. SF = 644 SF  
- 2-BED AVE. SF = 848 SF

70 ONE-BEDROOMS @ 644 SF = 45,080 SF  
24 TWO-BEDROOMS @ 848 SF = 20,352 SF  
TOTAL = 65,432 SF

\*\* DOES NOT INCLUDE BREEZEWAYS

SHIELDS ST.

DETENTION AREA

