



Development Review Guide – STEP 2 of 8
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.

PDR 150007

Section to be filled out by City Staff
Date of Meeting 4-29-2015 Project Planner Clark Mapes
Submittal Date 4-9-15 Fee Paid (\$500) X

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

Project Name BROOKVIEW APARTMENTS

Project Address (parcel # if no address) 87192-07-001

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) LINDA RIPLEY (CONSULTANT)
DAVID SCHMIDT (DESIGNER) ED STONEC (OWNER) BRIAN SOUKUP (OWNER)

Business Name (if applicable) OLD TOWN SQUARE PROPERTIES, INC.

Applicant Mailing Address 419 CANYON AVE. FORT COLLINS CO 80521 (RIPLEY DESIGN, INC.)

Phone Number 970-224-5828 E-mail Address DAVID.SCHMIDT@RIPLEYDESIGNINC.COM

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

Zoning MNU Proposed Use L-SHAPED APARTMENTS Existing Use APARTMENT HOUSING

Total Building Square Footage 13700 S.F. Number of Stories 2 Lot Dimensions _____

Age of any Existing Structures 1974

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 10,500 APPROX S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



land planning ■ landscape architecture ■ urban design ■ entitlement

4/8/15

Brookview Apartments
Preliminary Design Review

Project Narrative

- a. **What are you proposing/use?** Apartment Housing
- b. **What improvements and uses currently exist on the site?** Housing
- c. **Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.** The existing parking that is to be improved provides access from East Stuart Street into the apartment complex. Proposed sidewalks to provide connections along East Stuart and adjacent neighborhood.
- d. **Describe site design and architecture.** The architecture is intended to mimic the 70' style shed roof as seen on the existing buildings found on site.
- e. **How is your proposal compatible with the surrounding area?** The proposed use matches the existing zoning and the design layout accounts for the preservation of the majority of the site trees.
- f. **Is water detention provided? If so, where? (show on site plan)** To be determined
- g. **How does the site drain now (on and off site)? Will it change? If so, what will change?** The majority of the site drains inward from East Stuart Street. The proposed buildings will effect this natural drainage but the design will provide the required detention.
- h. **What is being proposed to treat run-off?** To be determined
- i. **How does the proposal impact natural features?** A few trees will be effected due to construction.
- j. **Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?** Yes
- k. **Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?** No
- l. **Have you previously submitted an application?** No
- m. **What specific questions, if any, do you want addressed?**

Thinking outside of the box for over two decades.

419 Canyon Ave. Ave., Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

Brookview Apartments

4/8/15

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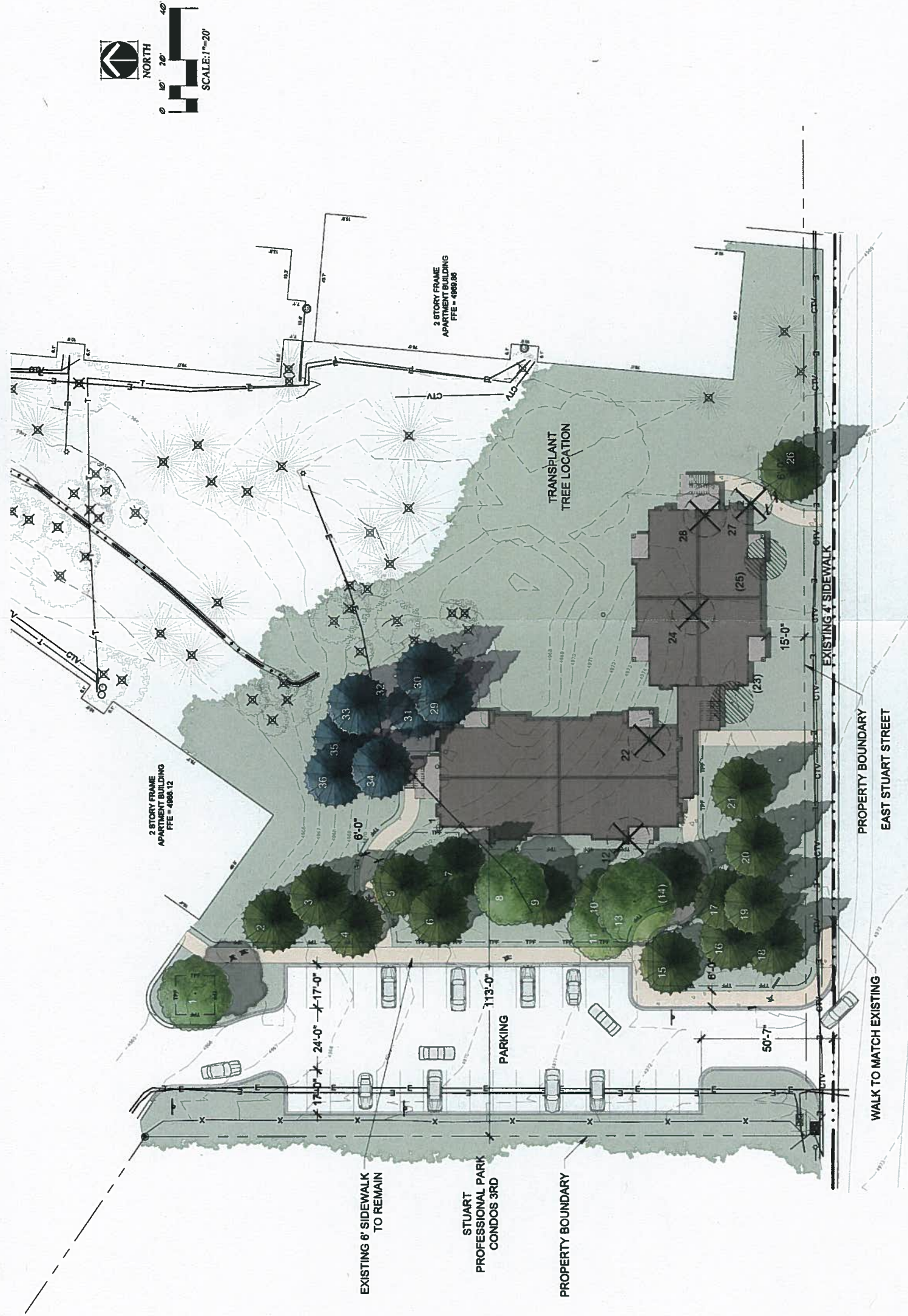
Site Plan

X	<i>Project site boundary and adjacent property uses</i>
X	Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
	Existing and proposed landscaping (Will trees be removed?)
X	Existing and proposed buildings (Will they remain? If they will change, how?)
X	Existing natural features (Will these be impacted by the proposal?)
X	On and off site improvements
	Location of detention, drainage and water quality features
	Emergency vehicle access and fire hydrant locations

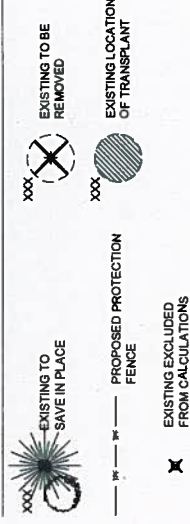


Brookview Apartments | 04.08.2015

401 W. MOUNTAIN AVENUE SUITE 100 | FORT COLLINS, COLORADO | 970.224.1191 | www.VFLA.com



TREE MITIGATION LEGEND



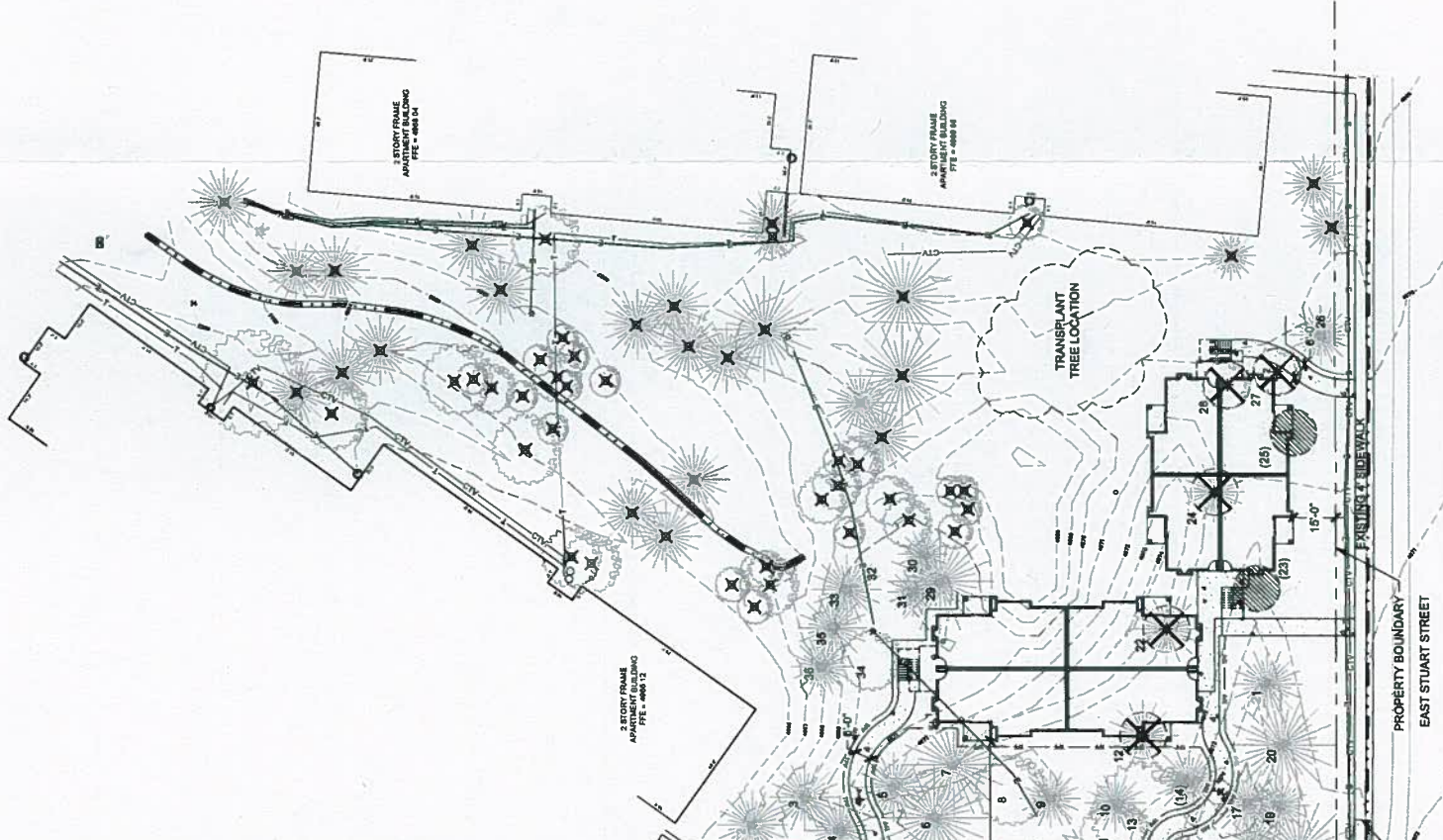
TREE MITIGATION SUMMARY

TYPE REMOVED	COUNT	REQUIRED MITIGATION TREES
EVERGREEN	3	5.5
CANOPY	2	1.0
ORNAMENTAL	0	0.0
TOTAL REMOVED	5	6.5
TRANSPLANT CREDIT	2	2.0
TOTAL	3	4.5

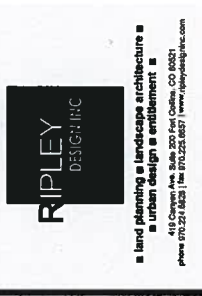
PROVIDED TREE MITIGATION

LOCATION	COUNT
MITIGATION TREES PROPOSED TO BE PLANTED ON-SITE	5
MITIGATION TREES PROPOSED TO BE PLANTED OFF-SITE	0
PAYMENT IN LIEU (ASSUMES \$450 PER TREE)	-
TOTAL REMAINING REQUIRED	0

NOTE
 REPLACEMENT TREES SHALL MEET THE FOLLOWING REQUIREMENTS:
 A. CANOPY SHADE TREES: 3.0" CALIPER BALLED AND BURLAP OR EQUIVALENT.
 B. ORNAMENTAL TREES: 2.5" CALIPER BALLED AND BURLAP OR EQUIVALENT.
 C. EVERGREEN TREES: 6" HEIGHT BALLED AND BURLAP OR EQUIVALENT.



BROOKVIEW APARTMENTS
PRELIMINARY DESIGN REVIEW
 FORT COLLINS, CO
 PREPARED BY:



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 p. 970.224.1181



NO.	DESCRIPTION	DATE
01	PRELIMINARY DESIGN REVIEW	4/8/15

TREE MITIGATION
 SEAL

PROJECT NO.	R 15-002
DRAWN BY	DS
REVIEWED BY	LR
DRAWING NUMBER	

L-100