



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 Eye Center of Northern Colorado

Project Address (parcel # if no address) 8604000003

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, TB Group- Consultant
Jeff Jensen, JPL - Owner's Rep; Brian Shearer - Project Architect; Mike Oberlander - Interwest - Project civil engineer

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)
Construction of a new 27,000 sq. ft. medical office building on 4.17 acres.

Zoning HC Proposed Use Medical Office Existing Use Vacant

Total Building Square Footage +/- 27,000 sq. ft. S.F. Number of Stories 1 Lot Dimensions +/- 427' x 409'

Age of any Existing Structures n/a

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)

## **Preliminary Design Review: Project Narrative**

**(a) *What are you proposing/use?***

We are proposing a single story medical office building that will include clinical space for six ophthalmologists and a 3 operating room ambulatory surgery center. The project is currently estimated at ~27,000 SF. In addition, the building and site will be master planned to allow for the addition of clinical space and another operating room.

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

There are currently no improvements on the site.

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

The proposed project will have curb cut access off Precision Drive, aligned with the curb cut for the new skilled nursing and assisted living facility being constructed on the north side of Precision Drive. We are proposing to have a shared access road with the memory care facility planned to the south of our project. This would provide a connection between Rock Creek Drive and Precision Drive for both properties. We are orienting and locating our building and parking, in the same east-west direction as the other adjacent developments. This allows us to take advantage of the exposure to Zeigler Road and provide the most functional site layout for this type of medical facility. Since most of the patients arriving at this facility are elderly, it's important to position the patient parking as close to the front door as possible. Also, because of the volume of deliveries coming to the facility, it's important to separate the delivery trucks away from the patient parking. Consequently, patient parking will be provided on the north side of the building and staff parking, as well as deliveries, will occur on the south side of the building, which will also face the proposed staff parking and delivery area for the memory care facility. There will be a main entry canopy on the north side of the building and a smaller canopy on the east side of the building for the discharge of patients after surgery. We are proposing to include three pedestrian entry plazas; two on Zeigler Road and one on Precision Drive. Two of these entry plazas will allow pedestrian traffic to enter the building without crossing a street or parking lot.

**(d) *Describe site design and architecture.***

As described above, the building is sited to be consistent with and compliment the adjacent properties. We have also positioned the building so the main entry can have a strong visual presence to the corner of Zeigler Road and Precision Drive. Although the design of the exterior is still in development, it is planned to have a 1.5 to 2 story glass atrium/element facing towards the intersection. The architecture will be similar in design and character to the surrounding developments.

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

The proposed building will be compatible with the surrounding developing area. There is currently a skilled nursing and assisted living facility being constructed north of our site, across Precision Drive and a memory care facility is currently planned directly south of our site, so this location is ideal for this type of building.

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

Water detention will be provided on site. It's currently planned along the east side 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 drains to the east. Precision has been constructed with an outlet pipe for a detention pond on the east side of the site.

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

A water quality and detention pond will be provided, as well as LIDs.

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

There are no known natural features on this site.

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

The building will include an automatic fire sprinkler system per applicable building codes.

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

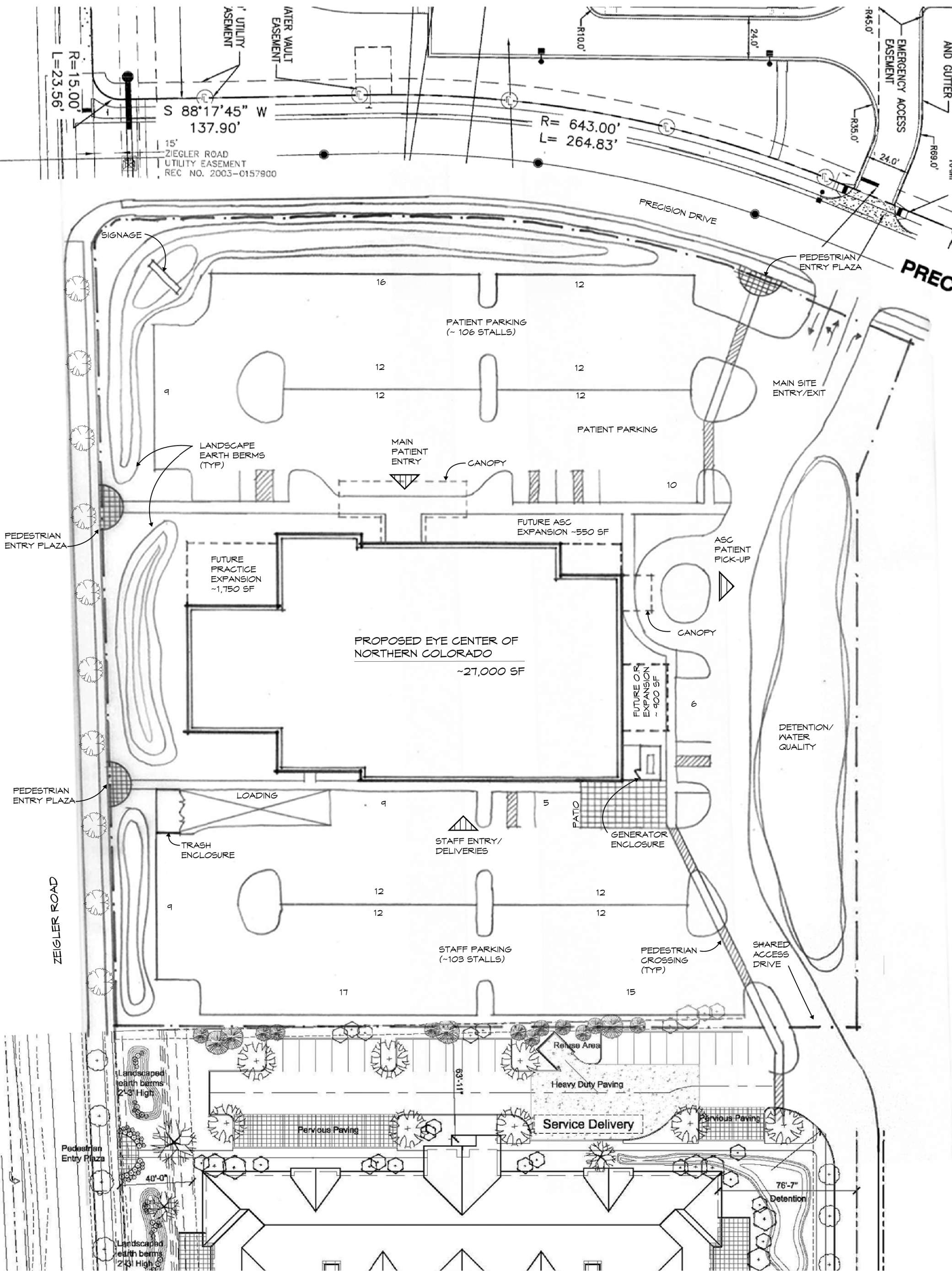
The irrigation and other easements preclude the building from being placed closer to Zeigler Road.

**(l) Have you previously submitted an application?**

No.

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

Precision was built with an inlet downstream (east) of this property. Ziegler drains south to Rock Creek and is not draining into this property. Is our pond required to capture and detain these streets, or are they accounted for in the master plan?



**MARASCO & ASSOCIATES, INC.**  
 HEALTHCARE ARCHITECTS AND CONSULTANTS  
 475 LINCOLN ST., SUITE 150  
 DENVER, COLORADO 80203  
 PH. (303) 832-2887  
 FAX (303) 861-0760

**SHEET TITLE:**  
 CONCEPTUAL SITE PLAN

**PROJECT TITLE:**  
 EYE CENTER OF NORTHERN COLORADO  
 FORT COLLINS, COLORADO

**JOB NO.**  
 15-D20

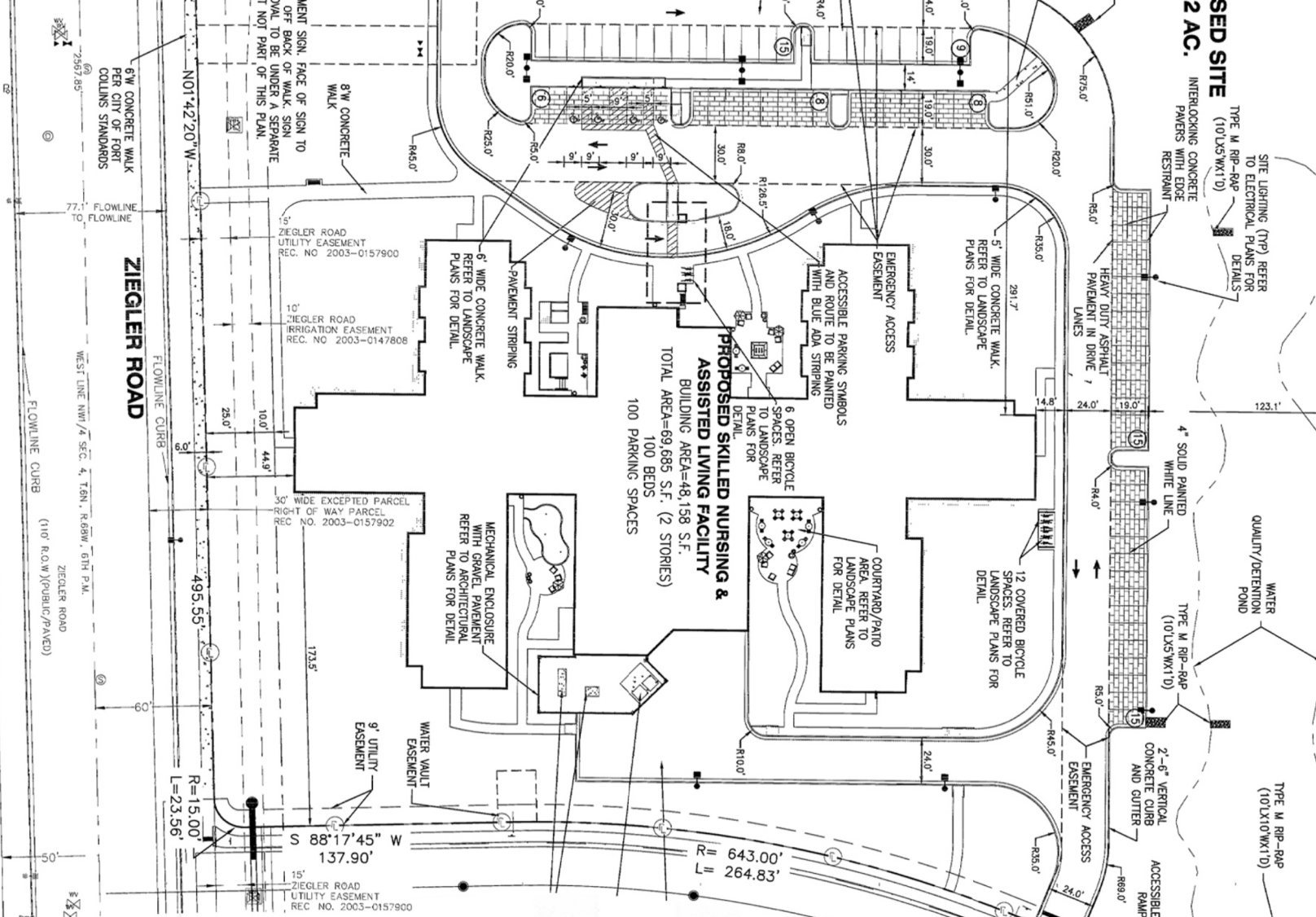
**DATE:**  
 10/12/15

**SCALE:**  
 NOT TO SCALE

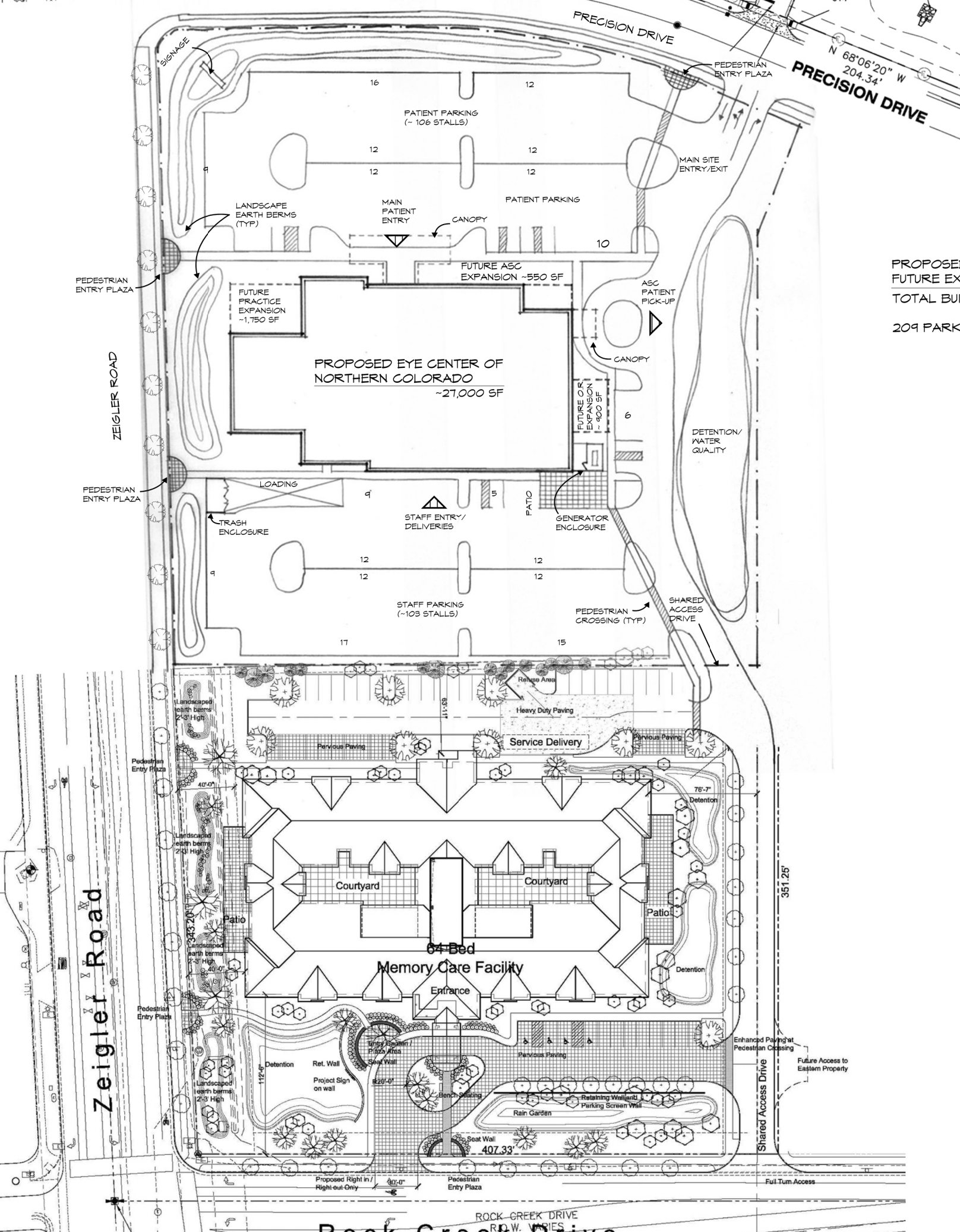
**DRAWN:**  
 TEL, OLH

**SHT NO.**  
 S-1 / 2

PROPOSED BUILDING AREA - 27,000 SF  
 FUTURE EXPANSIONS - 3,200 SF  
 TOTAL BUILDING AREA - 30,200 SF  
 209 PARKING STALLS



**PROPOSED SKILLED NURSING & ASSISTED LIVING FACILITY**  
 BUILDING AREA=48,158 S.F. (2 STORIES)  
 TOTAL AREA=69,685 S.F. (2 STORIES)  
 100 BEDS  
 100 PARKING SPACES



**PROPOSED BUILDING AREA - 27,000 SF**  
**FUTURE EXPANSIONS - 3,200 SF**  
**TOTAL BUILDING AREA - 30,200 SF**  
**209 PARKING STALLS**

<b>DATE:</b> 10/12/15	<b>SHT NO.:</b> S-2 / 2
<b>JOB NO.:</b> 15-D20	<b>SCALE:</b> NOT TO SCALE <b>DRAWN:</b> BRS, OLB
<b>SHEET TITLE:</b> CONCEPTUAL SITE PLAN WITH NORTH AND SOUTH SITES	
<b>PROJECT TITLE:</b> EYE CENTER OF NORTHERN COLORADO FORT COLLINS, COLORADO	

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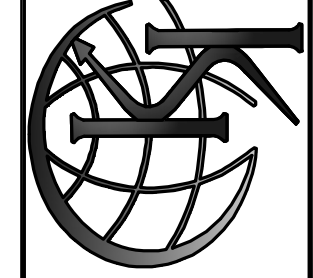
# ALTA/ACSM LAND TITLE SURVEY

Part of the Northwest Quarter of Section 4, Township 6 North, Range 68 West of the 6th P.M.,  
City of Fort Collins, County of Larimer, State of Colorado

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	23.56'	15.00'	90°00'05"	21.21'	N43°11'27"E
C2	237.65'	577.00'	2°33'53"	235.97'	S80°00'33"E

DATE:	7/21/2015
FILE NAME:	2015537ALTA
SCALE:	1"=50'
DRAWN BY:	CDL
CHECKED BY:	SIP

**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: info@Kingsurveyors.com



DATE:	
REVISIONS:	
CHECKED BY:	

ALTA/ACSM LAND TITLE SURVEY  
FOR  
JPL DEVELOPMENT - SUITE 3  
226 REMINGTON STREET, FORT COLLINS, CO 80524

PROJECT #:  
2015537

**1**  
SHEET 1 OF 1

**PROPERTY DESCRIPTION**

A parcel of land, being part of the Northwest Quarter (NW1/4) of Section Four (4), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.) City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 4 and assuming the West line of said NW1/4 as bearing North 01°42'20" West a distance of 2567.82 feet and with all other bearings contained herein relative thereto;  
THENCE North 01°42'20" West along the West line of said NW1/4 a distance of 802.86 feet;  
THENCE North 88°17'45" East a distance of 60.00 feet to the East Right of Way (ROW) line of Ziegler Road said line being parallel with and 60.00 feet Easterly of, as measured at a right angle, the West line of said NW1/4 and to the POINT OF BEGINNING;

Thence along the southerly ROW of Precision Drive the following four courses:  
THENCE along the arc of a curve non-tangent to aforesaid course and concave to the Southeast a distance of 23.56 feet, having a Radius of 15.00 feet, a Delta of 90°00'05" and is subtended by a Chord that bears North 43°11'27" East a distance of 21.21 feet to a Point of Tangency (PT);  
THENCE North 88°17'45" East a distance of 137.89 feet to a Point of Curvature (PC);  
THENCE along the arc of a curve concave to the Southwest a distance of 237.65 feet, having a Radius of 577.00 feet, a Delta of 2°33'53" and is subtended by a Chord that bears South 79°54'18" East a distance of 235.97 feet to a PT;  
THENCE South 68°10'20" East a distance of 71.05 feet;  
THENCE South 21°24'43" West a distance of 79.29 feet;  
THENCE South 00°07'59" East a distance of 304.61 feet;  
THENCE South 89°52'01" West a distance of 409.64 feet to the East ROW line of Ziegler Road;  
THENCE North 01°42'20" West along said ROW line a distance of 427.89 feet to the POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE**

To: Harmony Technology Park, LLC, a Colorado Limited Liability Company  
1725 East Prospect Building Partnership, RLLP, a Colorado Limited Liability Partnership  
Stewart Title Guaranty Company  
JPL Development

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 8, 9, 11(b), 13, 16 and 18 of Table A thereof. The field work was completed on July 16, 2015.

Date of Plat or Map: July 22, 2015

## PRELIMINARY

Steven Parks - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38348

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 01330-63215, dated June 22, 2015 at 8:00a.m., as prepared by Stewart Title Guaranty Company to delineate the aforesaid information.

That this certificate does not extend to any unnamed parties or the successors and/or assigns of Harmony Technology Park, LLC, a Colorado Limited Liability Company, 1725 East Prospect Building Partnership, RLLP, a Colorado Limited Liability Partnership, Stewart Title Guaranty Company and JPL Development.

**SCHEDULE B EXCEPTIONS**

- Poudre Valley Rural Electric Association, Inc., Right-of-Way Easement recorded September 3, 1980 in Book 2067 at Page 138. NOTE: As amended by Quit Claim Deed recorded March 5, 2007 as Reception No. 20070016283. (No specific location defined)
- Notice Concerning Underground facilities of Poudre Valley Rural Electric Association, Inc., recorded November 16, 1984 in Book 2298 at Page 1414. (No specific location defined)
- All matters as shown on the map of Harmony Farm Annexation recorded July 29, 1994 as Reception No. 94063867. (Not Plottable)
- Any effect of inclusion within the Northern Colorado Water Conservancy District as evidenced by Order recorded April 24, 1995 as Reception No. 95022866 and Findings and Decree recorded September 30, 2010 as Reception No. 20100058874. (Not Plottable)
- Notice recorded September 16, 1997 as Reception No. 97060821. (Not Plottable)
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Protective Covenants recorded February 18, 1998 as Reception No. 98011695, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. (Not Plottable)
- Agreement recorded February 18, 1998 as Reception No. 98011697. (Not Plottable)
- Irrigation Easement recorded April 28, 1998 as Reception No. 98034200. (Does not fall within subject parcel)
- Any effect of inclusion within the South Fort Collins Sanitation District as evidenced by Order for Inclusion of Land in District recorded July 20, 2001 as Reception No. 2001059829. (Not Plottable)
- Reciprocal Land Use and Improvements Agreement recorded August 6, 2001 as Reception No. 2001066199, Assignment and Assumption of Reciprocal Land Use and Improvements Agreement recorded February 22, 2007 as Reception No. 20070013686. (Not Plottable)
- Deed of Dedication for Utility Easement recorded December 17, 2003 as Reception No. 20030157900. (Plotted)
- Matters as shown on ALTA/ACSM Land Title Survey recorded March 24, 2006 as Reception No. 20060021572: Ditch Irrigation and Utility easements. (Plotted)
- Grant of Reciprocal Easements and Declaration of Covenants for Harmony Technology Park recorded June 17, 2008 as Reception No. 20080038879. (Not Plottable)
- Deed of Dedication of Easement recorded May 14, 2015 as Reception No. 20150029090. (Plotted)

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the West line of the NW1/4 of Section 4, T.6N., R.68W., as bearing North 01°48'35" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2567.79 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

**SURVEYOR'S NOTES**

- Property Address: Vacant Land, Fort Collins, CO
- Observable evidence of earth moving work, building construction or building additions within recent months along the North side of the subject parcel.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- No buildings existing on the surveyed property.
- No parking striping exists at the time of the survey.
- The parcel shown on this survey represents the same parcel as described in the noted Title Commitment.

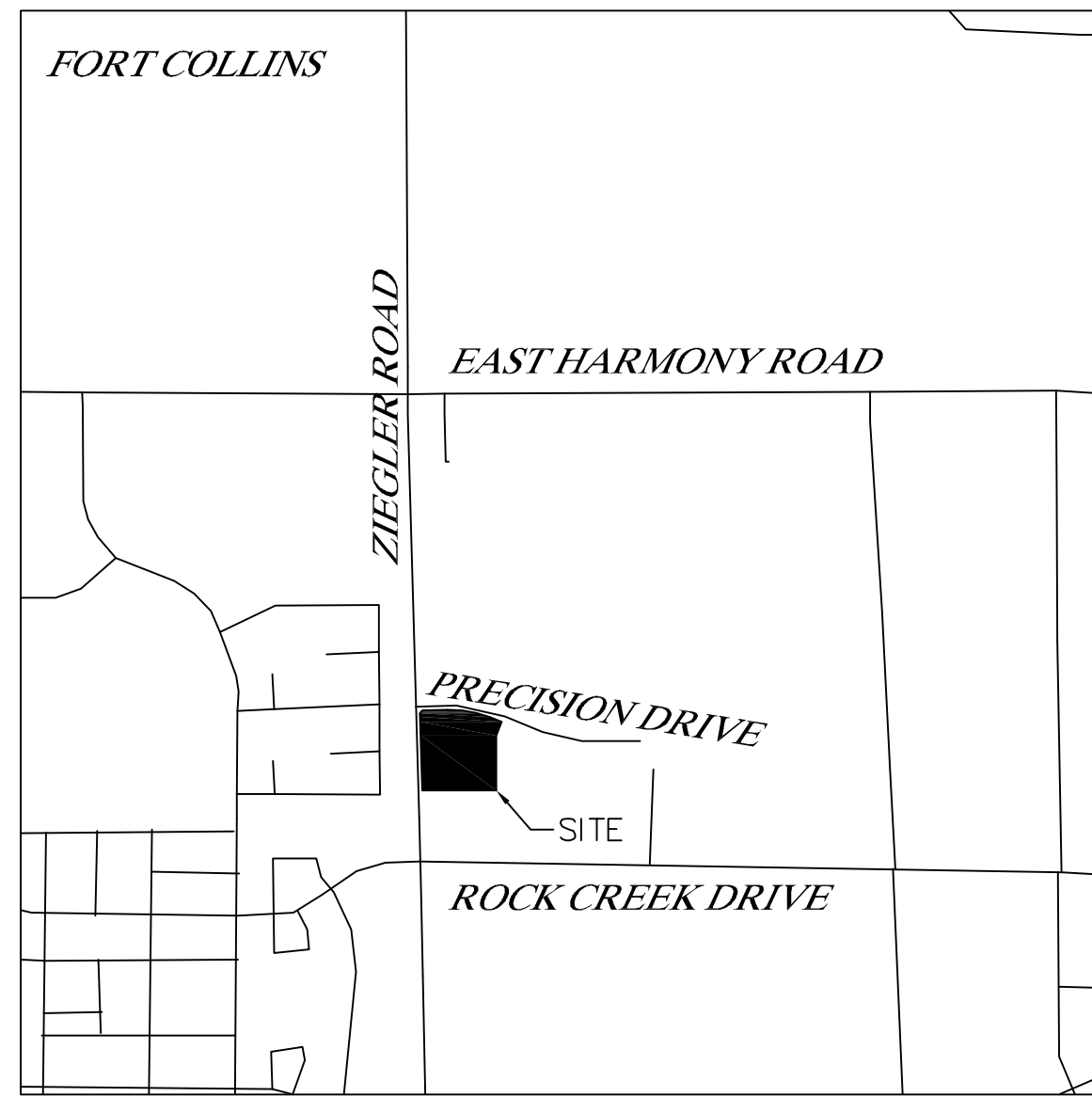
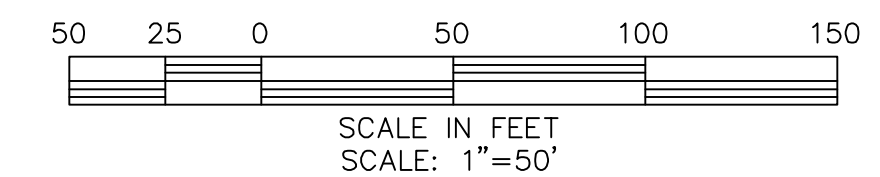
**LEGEND**

---	EDGE OF LANDSCAPING	■	FOUND ALIQUOT CORNER AS DESCRIBED
- - - -	EDGE OF DIRT ROAD	■	FOUND MONUMENT AS DESCRIBED
.....	FLOWLINE	●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 38348
FO	FIBER OPTIC LINE	○	CALCULATED POSITION
W	WATER LINE	○	IRRIGATION MANHOLE
SS	SANITARY LINE	⊕	WOOD POST
I	IRRIGATION LINE	⊕	SANITARY MANHOLE
- - - -	EASEMENT LINE	⊕	UNDERGROUND POWER LINE
- - - -	SECTION LINE		
- - - -	RIGHT-OF-WAY LINE		
---	BOUNDARY LINE		

WEST QUARTER CORNER  
SEC. 4, T.6N., R.68W.  
FOUND NO. 6 REBAR  
WITH 3.25" ALUMINUM CAP  
STAMPED LS 22098, 2001

**NOTICE**

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



**VICINITY MAP**  
(NOT TO SCALE)

