



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 December 16 Project Planner Clark Mapes
Submittal Date December 2 Fee Paid (\$500) X

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

Project Name LANDMARK APARTMENTS EXPANSION

Project Address (parcel # if no address) 920 HOBBIT STREET

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
RANDELL JOHNSON - CONSULTANT

Business Name (if applicable) INFUSION ARCHITECTS

Applicant Mailing Address

Phone Number 303 710-1892 E-mail Address RANDELL.JOHNSON@INFUSIONARCHITECTS.COM

Basic Description of Proposal (a detailed narrative is also required)
EXPANSION OF THE EXISTING LANDMARK APARTMENTS ONTO THE VACANT PARCEL DIRECTLY EAST

Zoning MMN Proposed Use APARTMENTS Existing Use

Total Building Square Footage 83,055 SF S.F. Number of Stories 3 Lot Dimensions 357'-10" X 652'-2"

Age of any Existing Structures NO 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.

Increase in Impervious Area 85,509 SF S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Project Narrative

November 30, 2015



The following Project narrative corresponds with the requirements of the PDR application for the Project Narrative:

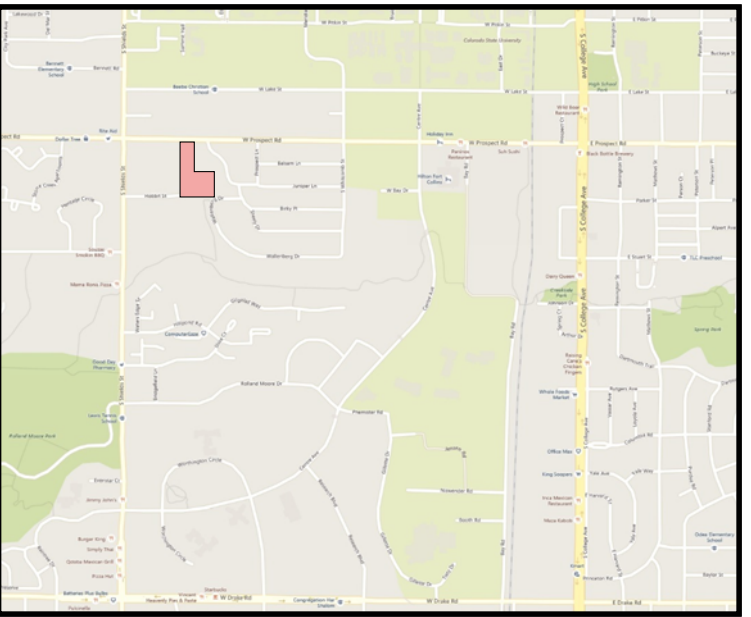
- (a) The proposed use for the site is multi-family apartments. The intent of the MMN district is to be a setting for concentrated housing within easy walking distance of transit and a commercial district, and to form a transition and a link between surrounding neighborhoods and the commercial core. The project will serve as an extension of the existing Landmark Apartments and will utilize existing vehicular and pedestrian connections to provide a congruent site plan that integrates with the adjacent parcels to the west, east and south. Additionally, this extension of the Landmark Apartments will serve as an effective transition between the NC zoned parcel to the south and the existing Sheely neighborhood to the east.
- (b) There are not current improvements on the site.
- (c) Vehicular access for the project will be off the main circulation system of the existing Landmark Apartment site. Pedestrian access will be accessed off of Prospect, Wallenberg, and Hobbit.
- (d) The site design will incorporate pedestrian access and connectivity. It will utilize landscaping to enhance the buffers between buildings and the surrounding neighborhoods and allow the current wetlands area to remain a feature in the site. The building architecture will respond to the architectural character found throughout the adjacent neighborhoods, and will pay significant attention to the adjacent historical Sheely neighborhood to the east. Proposed structures will be a traditional 3 story, walk-up style buildings with internal stairs allowing tenant access to units. The topography of the site drops significantly from the north to south. It is our intent to utilize this grade to reduce the scale at the uphill side of the buildings by providing partial garden level units.
- (e) The project will be designed to be compatible with the surrounding neighborhoods as required by the City Code.
 - i. Architectural compatibility will be achieved by incorporating design elements from the surrounding neighborhood such as building materials, horizontal elements, fenestration and roof lines. Again, an emphasis will be given to the adjacent historic neighborhood to the east.
 - ii. Care has been taken to configure buildings along the west and south boundaries to provide the maximum distance from the existing Sheely neighborhood to the east.

- iii. Based on comments from neighbors, the larger mass structures have been located to the northwest portion of the site.
 - iv. Buildings along the north side of the wetland area have been oriented with the shorter length of the buildings facing the neighborhood in an effort to reduce the perceived scale of the buildings. Additionally, the orientation is intended to maximize view sheds from the neighboring homes while giving the residents privacy and view opportunities.
- (f) We will have some on-site detention located on the SE corner of the site. See the Site Plan for location.
 - (g) The current site drains south towards the existing Young's Creek wetland area. The plan for the current site will also drain to Young's Creek, but will be treated prior to draining into the creek.
 - (h) We will utilize detention ponds and planted swales to treat the runoff.
 - (i) We propose leaving the current natural areas intact.
 - (j) There are no current buildings on the site. All new structures will have fire sprinklers.
 - (k) We are working with the Sheely Neighborhood to create a compatible project to the Historic designation.
 - (l) There have been other applications for this site, this is the first under this ownership group.



SITE INFORMATION

ACREAGE =	3.599 ACRES
UNIT COUNTS	
2-BEDROOMS =	42
3-BEDROOMS =	36
TOTAL UNITS =	78
PARKING	
PARKING COUNT REQ. =	146
PARKING COUNT PROV. =	154



VICINITY MAP



AERIAL MAP

CONCEPT SITE PLAN
78 UNITS

PDR SITE PLAN