



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 March 16th Project Planner Ryan Mounce
Submittal Date March 2nd Fee Paid (\$500) X

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

Project Name Pavilions at Prospect Ponds

Project Address (parcel # if no address) 87172-00-098

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

Business Name (if applicable) Ripley Design Inc

Applicant Mailing Address 419 Canyon Ave, Suite 200, Fort Collins, CO 80521

Phone Number 970.224.5020 E-mail Address brent.cooper@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) Building containing 5 retail/offices on top and warehouse/storage below

Zoning FC Proposed Use Office/Retail Existing Use Vacant lot

Total Building Square Footage 8.75K office/retail 14K storage/warehouse S.F. Number of Stories 2 Lot Dimensions 1.05AC

Age of any Existing Structures None

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 29,022 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

3/2/16

Project Description - Pavilions at Prospect Ponds

The project, located at the intersection of Timberline Road and Cairnes Drive, is anticipated to feature a 2 story building that takes advantage of the grade change on the site. The top story is approximately 8,750 sf and features 5 retail/offices with the main entrances on the west at similar grade to Timberline Road. The bottom story will consist of warehouse/storage with garage doors exiting at the lower grade of the site into the parking area. This utilization of the grade change will make the building appear as one story from the Timberline Road side (west) and 2 stories from the east side.

The site is currently vacant and zoned General Commercial (GC). Access is taken off Cairnes drive and aligns with an existing access point on the other side of the road. The access point also has 75' minimum separation from other existing driveways. The parking lot makes a loop and contains 21 spaces. There will be an accessible route from the parking to the main entrances along Timberline Road. The buildings are being designed to have a secondary entrance via steps internal to the building from the parking lot. A plaza is anticipated along the storefront on the west side of the building.

The architecture is designed to take advantage of the visibility from Timberline Road with an emphasis on attractive front entries. The use of different materials and roof slopes add interest. There is also a rooftop patio on the backside (east side) of the top level. This can be accessed through a secondary entry on the east side of the top level, or by internal stairs off the parking lot. Elevations are included as part of the submittal.

The uses of the proposal align with the General Commercial zoning. The stepping of the building and utilization of the second level patio space serve to transition the building and make it compatible with the surroundings which include a mix of warehouse, retail, office and residential.

The site appears to generally drain from west to east, and features a steep slope on the west side adjacent to the Timberline Road ROW. Water detention is accommodated in two areas as shown on the plans. A civil engineer will be brought on board to start determining the grading, drainage and LID features.

Questions:

- Is there a possibility of the 15' utility easement along Timberline being reduced? There will

Thinking outside of the box for over two decades.

likely be stairs and ramps needed for the front entries and we would prefer to avoid conflicts with the easement.

- Please confirm whether or not there is parallel parking allowed along Cairnes Dr.
- Would a second access point into the property be allowed providing it is 75' from the current one?
- Are any environmental studies needed for this site?
- Can fire stage from the streets?
- Please confirm the storage/warehouse component doesn't require parking

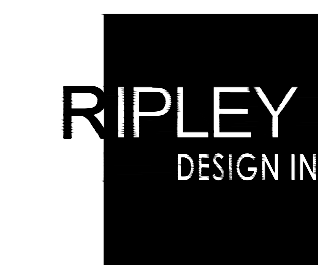
Thinking outside of the box for over two decades.

PAVILIONS AT
PROSPECT PONDS

PDR SUBMITTAL

FORT COLLINS, CO

PREPARED BY:



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

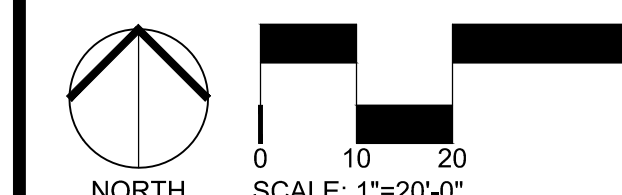
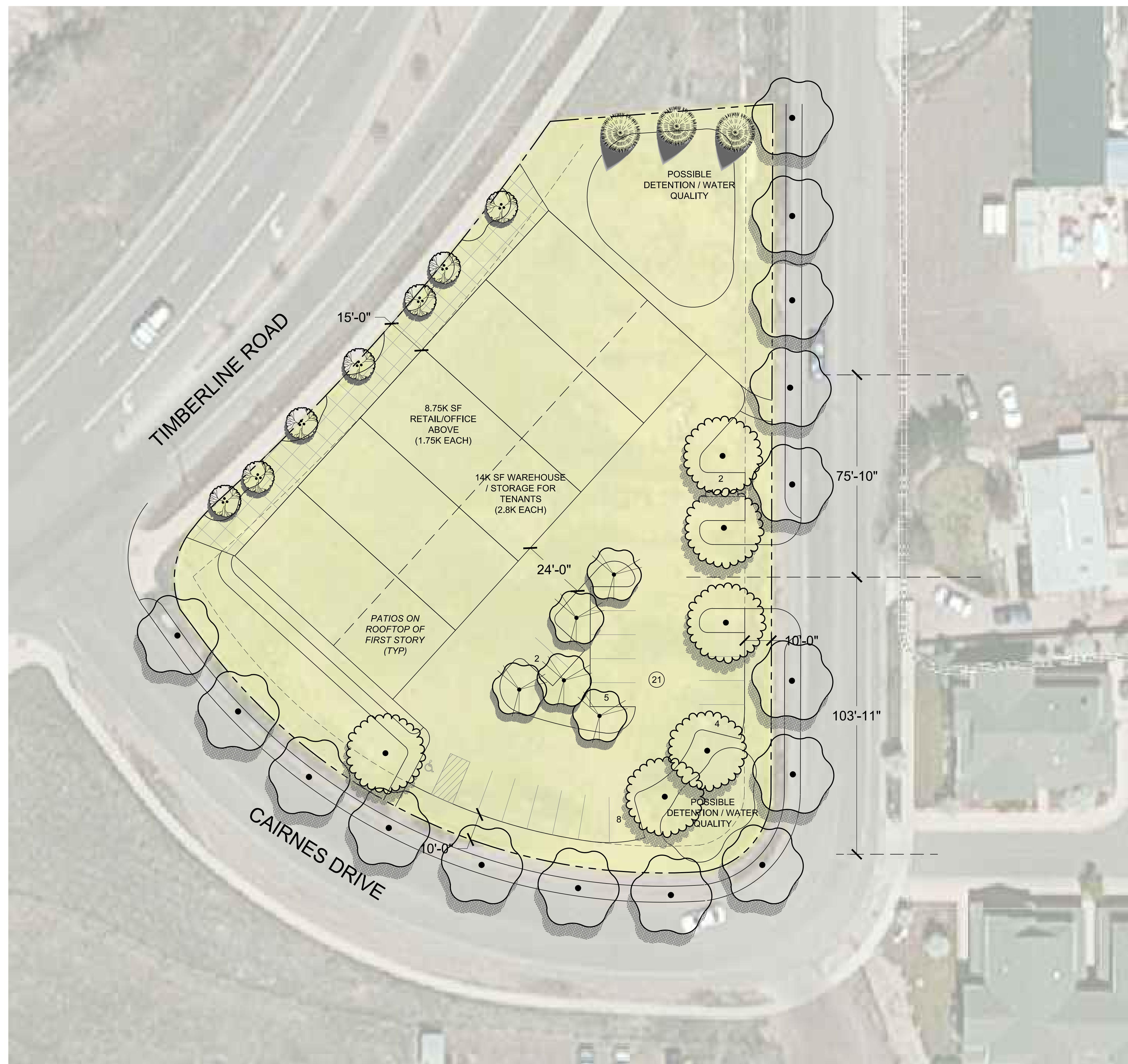
DARREN HEIN
2415 E. Mulberry Street #11
Fort Collins, CO 80524
p. 970.689.0674

ARCHITECT

VAUGHT FRYE LARSON ARCHITECTS
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.1191

| LAND USE DATA | |
|-------------------------------|------------|
| | AREA |
| OFFICE/RETAIL (2ND STORY) | 8,750 SF |
| WAREHOUSE/STORAGE (1ST STORY) | 14,000 SF |
| PARKING PROPOSED | 21 SPACES |
| PARKING REQUIRED | 18 SPACES* |

* BASED ON 2 SPACES PER 1000 SF FOR RETAIL



ORIGINAL SIZE 24x36

ISSUED

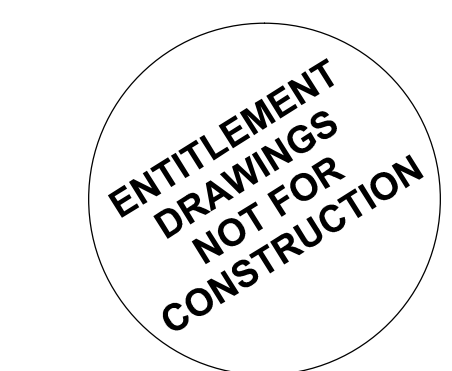
| No. | DESCRIPTION | DATE |
|-----|---------------|----------|
| 01 | PDR SUBMITTAL | 03.02.16 |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

SITE CONCEPT

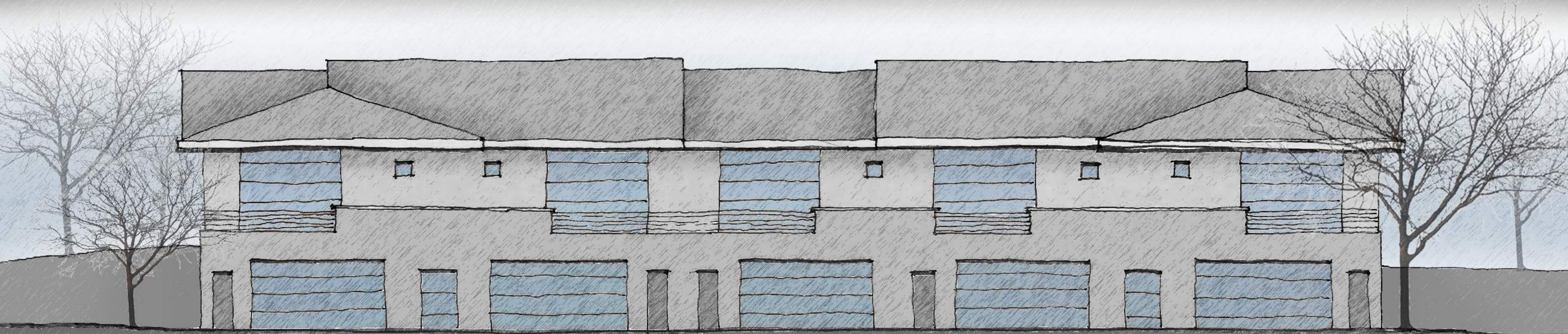
SEAL:



| | |
|--------------|---------|
| PROJECT No.: | R16-002 |
| DRAWN BY: | RDI |
| REVIEWED BY: | RDI |

DRAWING NUMBER:

Plotted By: Brent Layout: 1 Site Concept Printed On: 3/22/2016 3:09 PM File Name: L1 Site Concept.dwg



CONCEPT 2

HEINSIGHT | 03.02.16

419 CANYON AVENUE STE 200 | FORT COLLINS, COLORADO | 970.224.1191 || 108 EAST LINCOLNWAY | CHEYENNE, WYOMING | 307.635.5710 | www.VFLA.com