



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.

PDR150008

Section to be filled out by City Staff

Date of Meeting 5-20-15 Project Planner Rebecca Everette
Submittal Date 5-6-15 Fee Paid (\$500) X

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

Project Name Prospect Station Phase 2

Project Address (parcel # if no address) 303 West Prosepct Road

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, TB Group, Alex Schuman, Schuman Companies Inc., owner/partner owners representative

Business Name (if applicable)

Applicant Mailing Address 444 Mountain Avenu Berthoud CO 80513

Phone Number 970.532.5891 E-mail Address cathy@tbgroup.us

Basic Description of Proposal (a detailed narrative is also required) New construction of a multi-family building containing 45 units and 69 bedrooms. Project is in the E-Employment Zone and the TOD Overlay Zone.

Zoning E Proposed Use Multi-Family Existing Use Office building

Total Building Square Footage S.F. Number of Stories 3 Lot Dimensions 250' x 200'

Age of any Existing Structures Griffin Building - 37 years

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)

SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

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- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
  - (a) What are you proposing/use?
  - (b) What improvements and uses currently exist on the site?
  - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
  - (d) Describe site design and architecture.
  - (e) How is your proposal compatible with the surrounding area?
  - (f) Is water detention provided? If so, where? (show on site plan)
  - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
  - (h) What is being proposed to treat run-off?
  - (i) How does the proposal impact natural features?
  - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
  - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
  - (l) Have you previously submitted an application?
  - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
  - (a) Project site boundary and adjacent property uses
  - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
  - (c) Existing and proposed landscaping (Will trees be removed?)
  - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
  - (e) Existing natural features (Will these be impacted by the proposal?)
  - (f) On and off site improvements
  - (g) Location of detention, drainage and water quality features
  - (h) Emergency vehicle access and fire hydrant locations

## Prospect Station Phase 2 PDR Project Narrative

(a) What are you proposing/use?

A three story multi-family building containing 45 units and 69 bedrooms, similar to the existing Prospect Station building to the east of the site.

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

The site currently contains the Griffin Office Building, associated parking and mature landscape.

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

The proposed project will share the drive access to Prospect Road with the existing multi-family building to the east. The current curb cut into the Griffin Building parking lot will be closed.

(d) Describe site design and architecture.

The building is sited to be in alignment with the existing Prospect Station building. While the existing building is L-shaped, this proposed building is rectangular to better fit the site. The building is located parallel to the Prospect street frontage with the surface parking lot placed to the rear. The architecture will be similar in design and character to the existing Prospect Station building.

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

The proposed building will be compatible with the surrounding developing area. With the construction of the MAX, the recent Prospect Station building to the east and the activity on the CSU campus, this location is ideal for this type of building.

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

This site was studied with the Mason Street Outfall and modelled as 80% impervious to the BNSF Pond. It is our understanding that no detention is required. It is also our understanding that this site and the land to the south (CSUF) was accounted for in the Mason Street Outfall Water Quality Pond (unlike Prospect Station 1)

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

The site currently drains south to the Mason Street Outfall Water Quality Pond via sheet and channelized flow. The site will continue to drain in this direction, there may be a need for a storm pipe to the existing pond from the site.

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

We assume the site needs to meet LID and paver requirements, but not water quality volume.

(i) How does the proposal impact natural features?

There are no existing wetlands, natural habitats or features currently located on site. There are existing trees within the site which would be preserved and/or mitigated with the PDP. There are some trees within the interior of the site which would be removed with the PDP. We will meet with Tim Buchanan, City Forester to have an assessment of the existing trees completed.

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

The existing office building will be taken down. It is anticipated that the new building will be sprinklered per Code.

- (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?

The property is currently in the Employment Zone district and this use is 100% residential. Is this going to be an issue?

**Unit Count & Parking Calculations**

Updated Landuse Code Section - Jan. 2015

Number of Bedrooms/Dwelling Unit	Parking Spaces Per Dwelling Unit *
One or less	0.75
Two	1.0
Three	1.25
Four and above	1.5
Rent-by-the-Bedroom	
Parking Spaces Per Bedroom	
All bedrooms	0.75

\* Maximum of 115% of minimum requirement unless provided in a structure.

a. Multi-family dwellings and mixed-use dwellings within the Transit-Oriented Development (TOD) Overlay Zone may reduce the required minimum number of parking spaces by providing demand mitigation elements as shown in the following table:

Demand Mitigation Strategy **	Parking Requirement Reduction ***
Affordable Housing Dwelling Unit for Sale or for Rent (equal to or less than 60% Area Median Income)	50%
Transit Passes for each tenant	10%
Car Share	3 spaces/1 car share
Within 1,000 feet walking distance of MAX Station. (Walking distance shall mean an ADA-compliant, contiguous improved walkway measured from the most remote building entrance to the transit station and contained within a public ROW or pedestrian easement.)	10%
Bicycle & Pedestrian Level of Service A	10%
Off-Site Parking	1:1
Shared Parking	Based on Approved Alternative Compliance
Parking Impact Study	Based on Approved Alternative Compliance
Transportation Demand Management (TDM)	Based on Approved Alternative Compliance

**Unit Counts**

Unit Type	Number of Units	Bedrooms	Vehicle Parking per TOD Overlay
<b>1st Floor</b>			
Studio	4 Units	4 Bedrooms	3 spaces
1 Bedroom	4 Unit	4 Bedrooms	3 spaces
2 Bedroom	6 Units	12 Bedrooms	6 spaces
3 Bedroom	1 Units	3 Bedrooms	1.25 spaces
<b>2nd Floor</b>			
Studio	4 Units	4 Bedrooms	3 spaces
1 Bedroom	4 Unit	4 Bedrooms	3 spaces
2 Bedroom	6 Units	12 Bedrooms	6 spaces
3 Bedroom	1 Units	3 Bedrooms	1.25 spaces
<b>3rd Floor</b>			
Studio	4 Units	4 Bedrooms	3 spaces
1 Bedroom	4 Unit	4 Bedrooms	3 spaces
2 Bedroom	6 Units	12 Bedrooms	6 spaces
3 Bedroom	1 Units	3 Bedrooms	1.25 spaces
<b>Total Counts</b>			
Studio	12 Units	12 Bedrooms	9 spaces
1 Bedroom	12 Unit	12 Bedrooms	9 spaces
2 Bedroom	18 Units	36 Bedrooms	18 spaces
3 Bedroom	3 Units	9 Bedrooms	3.75 spaces
	43 Units	69 Bedrooms	39.75 Spaces

\* For calculations of additional units it is assumed an additional (3) studio apartments and (2) 1 bedroom apartments have been added to each floor using Prospect Station Phase I as the base line.

**Bicycle Parking Counts**

Fixed Bike Spaces  
28 Spaces Required:

Secure/enclosed Bike Storage for Tenants  
42 Spaces Required

**Vehicle Parking Counts**

Vehicle Parking Spaces  
43 spaces Required in T.O.D. w/out reduction

45 Spaces provided

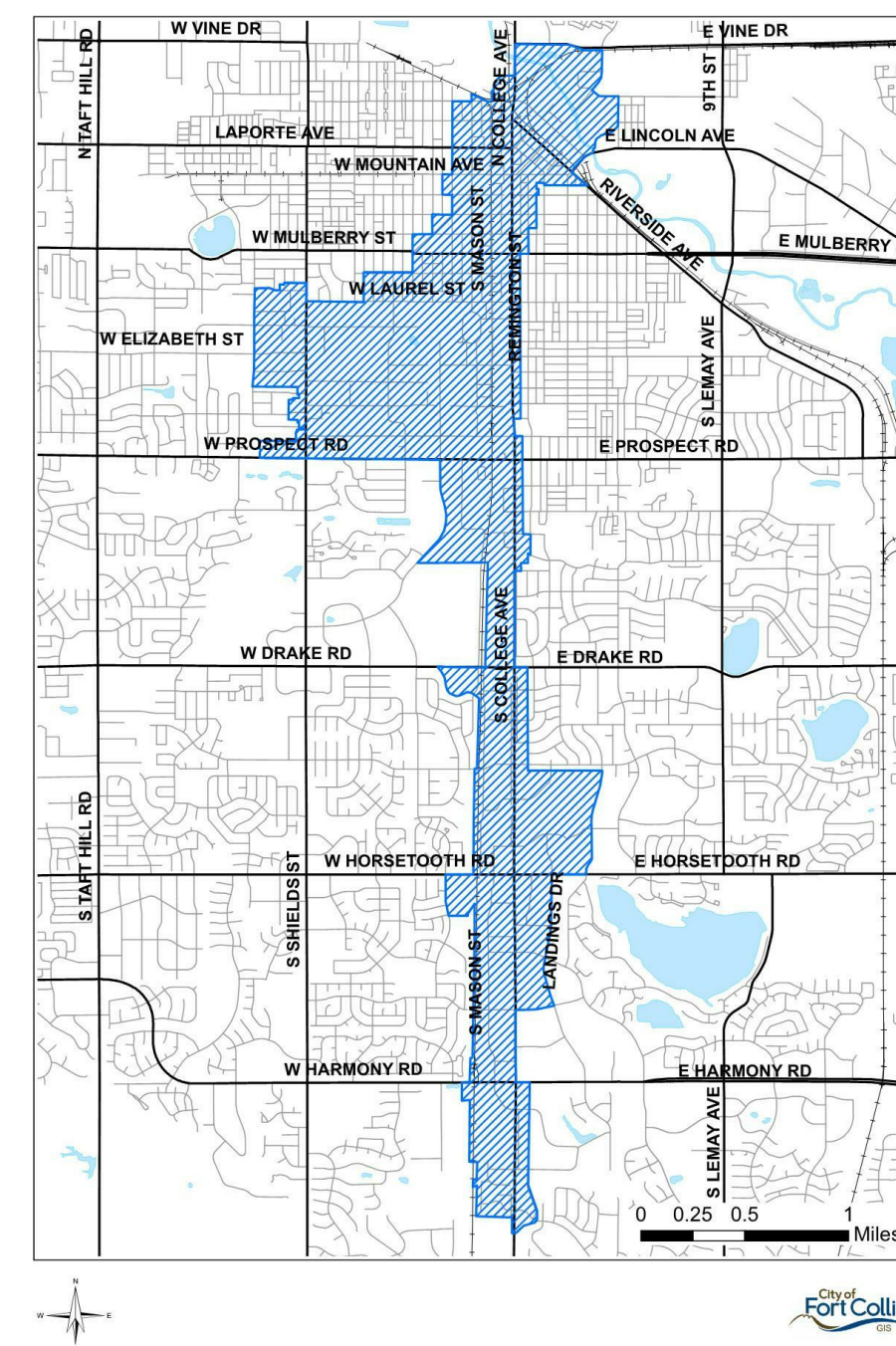
Compact Parking Spaces  
0 Spaces

Standard Parking Spaces  
42 Spaces

Offsite Standard Parking Spaces from Phase I  
11 Spaces

Handicap Parking  
3 Spaces

**Transit-Oriented Development (TOD) Overlay Zone**



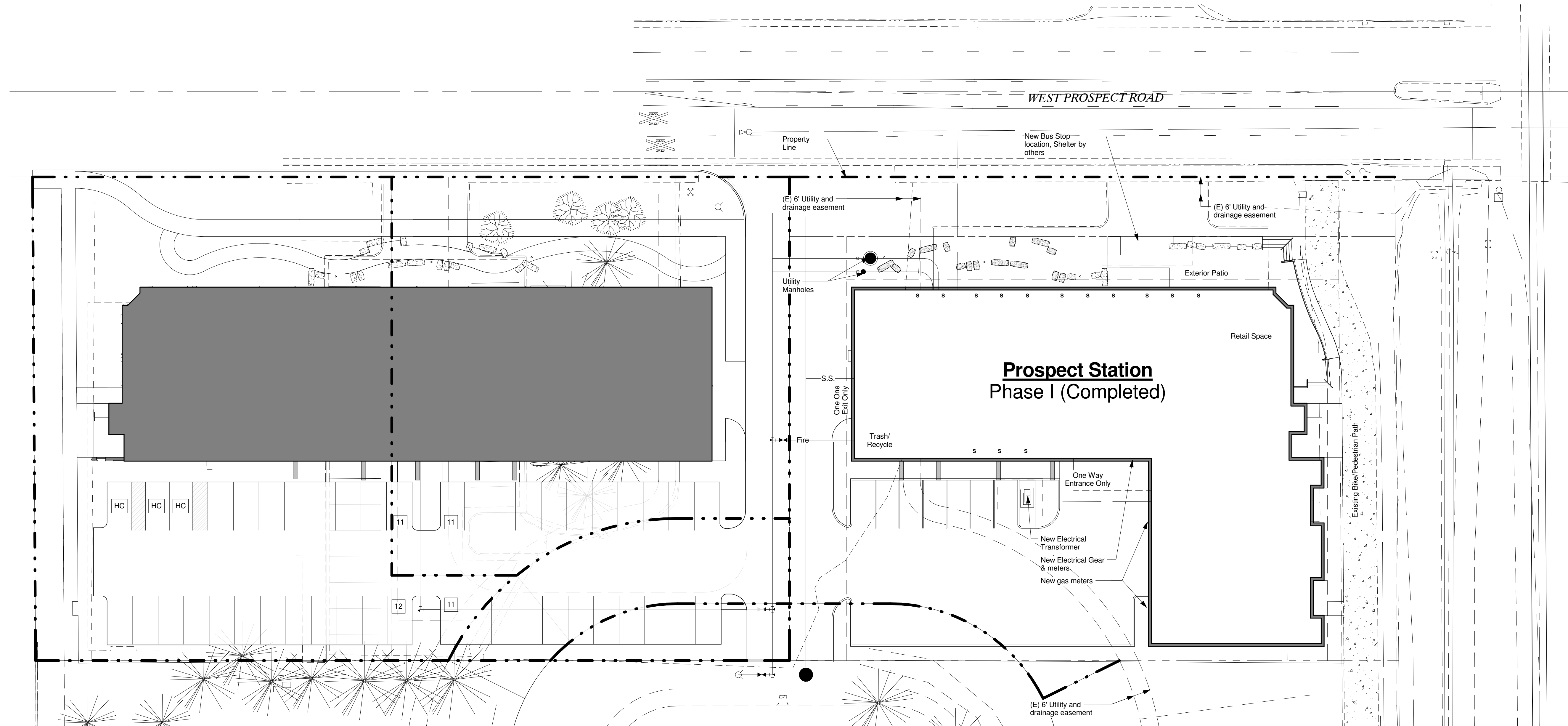
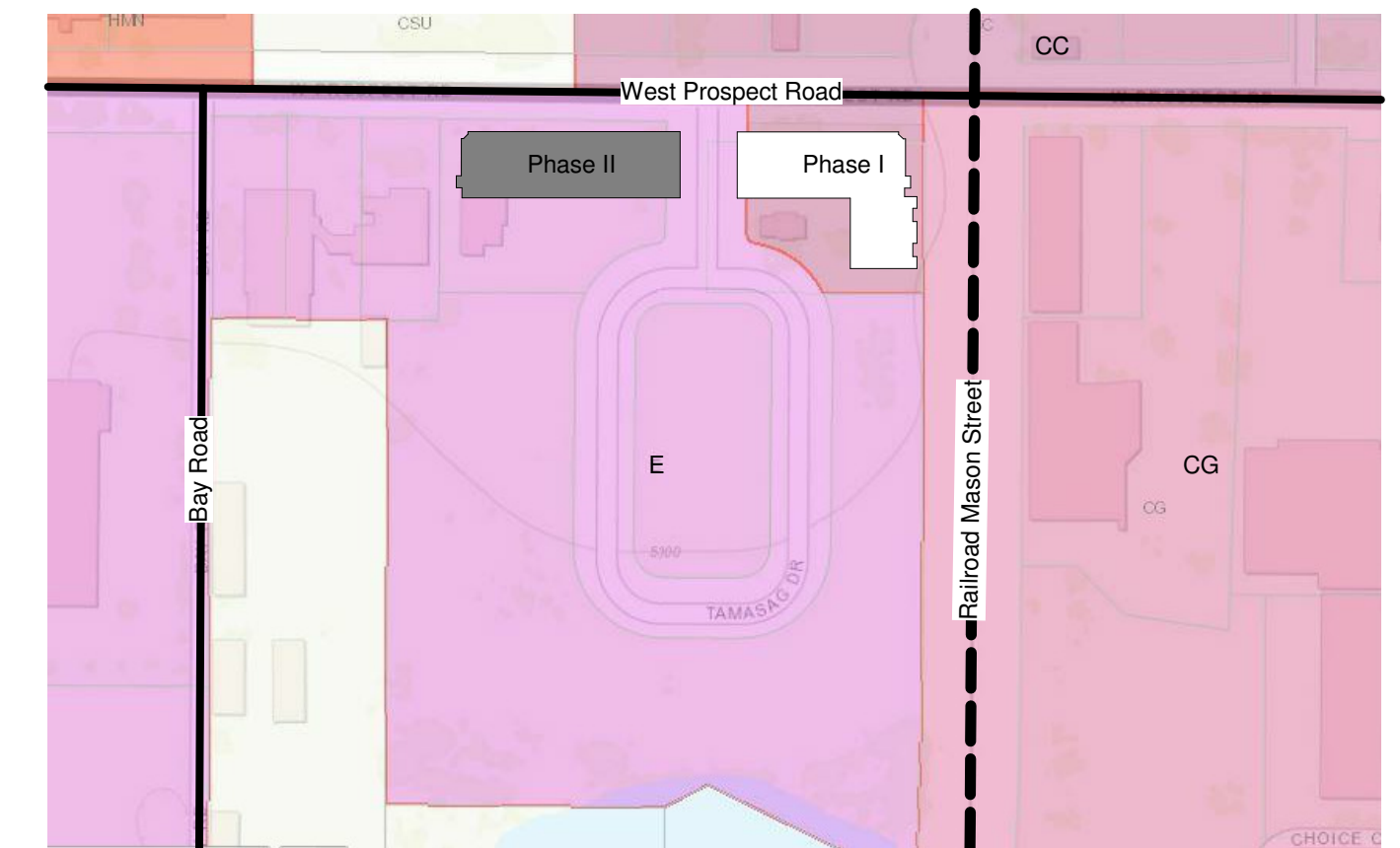
**Local Zoning Codes**

**Employment District (Division 4.27)**

- 4.27.B.1 e Permitted Residential Uses
  - 1) Extra occupancy rental houses with five (5) or fewer tenants
  - 2) Shelters for victims of domestic violence.
- 4.27.B.2 a Permitted Residential Uses, subject to Administrative Review
  - 1) Mixed-use dwellings
  - 2) Extra occupancy rental houses with more than five (5) tenants
- Secondary Uses. All secondary uses shall be integrated both in function and appearance into a larger employment district development plan that emphasizes primary uses. A secondary use shall be subject to administrative review or Planning and Zoning Board review as required for such use in Section 4.27(B). The following permitted uses shall be considered secondary uses in this zone district and together shall occupy no more than twenty-five (25) percent of the total gross area of the development plan.
  - (d) Residential uses (except mixed-use dwellings when the residential units are stacked above a primary use which occupies the ground floor).
- 4.27.B.3 a Permitted Residential Uses, subject to Planning and Zoning Board
  - 1) Single-family detached dwellings located on lots containing no more than six thousand (6,000) square feet.
  - 2) Two-family dwellings.
  - 3) Single-family attached dwellings.
  - 4) Multi-family dwellings.
  - 5) Mobile home parks.
  - 6) Group homes.
- 4.27.D.4 Land Use Standards, Dimension standards
  - a) Maximum height shall be four (4) stories.
  - b) All new structures greater than fifty thousand (50,000) square feet in gross leasable area shall be subject to Planning and Zoning Board review.
  - c) Any building addition that exceeds fifty thousand (50,000) square feet in gross leasable area and exceeds twenty-five (25) percent of the gross leasable area of the existing building shall be subject to Planning and Zoning Board review.
- 4.27.D.5 Land Use Standards, Density/Intensity
 

Density/Intensity. All residential development in the E Employment District shall have an overall minimum average density of seven (7) dwelling units per net acre of residential land.
- 4.27.D.7 Access to a park, central feature or gathering place. Within any development proposal that contains a residential component at least ninety (90) percent of the dwellings of a residential development proposal shall be located within one thousand three hundred twenty (1,320) feet (one-quarter [1/4] mile) of either a neighborhood park, a privately owned park or a central feature or gathering place that is located either within the project or within adjacent development, which distance shall be measured along street frontage without crossing an arterial street. Such parks, central features or gathering places shall contain one (1) or more of the following uses:

**Local Zoning Map**



**Prospect Station Phase II**

Feb. 20, 2015

Conceptual Site Plan No.2