



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.

PDR150017

Section to be filled out by City Staff	
Date of Meeting <u>8/19/2015</u>	Project Planner <u>Ted Shepard</u>
Submittal Date <u>8/5/2015</u>	Fee Paid (\$500) <u>X</u>

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

Project Name SW Corner Strauss Cabin Rd and Harmony Rd.

Project Address (parcel # if no address) 8604000001

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

Greg Arnold, CVRT, developer

Business Name (if applicable) CVRT

Applicant Mailing Address 6655 S. Eastern Ave., Las Vegas, NV 89119

Phone Number 702-4004007 E-mail Address greg.arnold@amgiusa.com

Basic Description of Proposal (a detailed narrative is also required) (see attached)

Zoning HC Proposed Use office/residential Existing Use undeveloped

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

Age of any Existing Structures N/A Office 140,000 SF (5 stories)

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 Residential 430,000 SF (3 stories) S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Impervious Area = 579,800 SF



land planning ■ landscape architecture ■ urban design ■ entitlement

August 5, 2015

Preliminary Design Review

Mixed-Use Development

Northwest corner Strauss Cabin Road and Harmony Road

Project Narrative

a. What are you proposing/use?

The Applicant is proposing a mixed-use development that will include two 5-story buildings intended to house approximately 140,000 square feet of primary use office space and may include some retail as well. The office buildings are located at the corner of Harmony Road and Strauss Cabin Road with a ground level plaza space connecting the two buildings.

In addition, the project is proposed to include 326 multi-family dwelling units. Building types include 3-story, 12 and 24-plex buildings as well as cottage apartments above garages along the west side. The cottage units would face a trail along the west side below the Fossil Creek Reservoir Inlet Ditch (FCRID).

b. What improvements and uses currently exist on the site?

The site is currently undeveloped.

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

The project proposes one access point along Harmony Road and four points of access along Strauss Cabin Road. The northern most access on Strauss Cabin Road is proposed to align with the entrance to the recently approved Harmony and Strauss Cabin Convenience Shopping Center. The intent is to align other access points along Strauss Cabin Road with those approved in 2014 with the Harmony & I-25 Overall Development Plan.

Adequate parking for the office complex is located in the northeast corner of the site where the topography is relatively flat and the parking is convenient for office users entering from Harmony Road. In addition to standard detached City sidewalks along public streets, the project proposes a trail system along the FCRID to serve both residents of the multi-family project and office users.

d. Describe site design and architecture.

This highly visible and desirable site has several development constraints. The land between Strauss Cabin Road and the Boxelder Ditch is flat but encumbered by

Thinking outside of the box for over two decades.

wetlands. On the west side of Boxelder Ditch the land begins to rise and gets steep as it approaches the FCRID and the Poudre Valley Wall.

The Applicant proposes to mitigate the wetlands off site in accordance with US Army Corps of Engineer requirements, since it is assumed at this point that the wetlands are jurisdictional. The Boxelder Ditch would be moved and/or piped to allow for more suitable development area.

The site is ideally suited for multi-family housing development because of its high visibility, easy access to I-25 and its proximity to employment, shopping and recreational opportunities. The site is across Harmony Road from Arapaho Bend Natural Area, approximately one-half mile from Star Gazer Park and approximately one mile from Radiant Park and the future Southeast Community Park. Shopping is convenient with Wal-Mart and Costco both less than a mile away.

Multi-family housing can be accommodated on the steeper topography more readily than a large scale employment use. Smaller buildings and parking areas can be fitted to the landscape without large retaining walls. The flat portion of the site at the northeast corner is reserved for primary employment in keeping with the goals of the Harmony Corridor Plan.

e. How is your proposal compatible with the surrounding area?

The proposal is a great fit for the property both in terms of physical constraints as mentioned above, and land use. Over 190 acres is reserved for primary uses in the Harmony Technology Park located to the west, while the Harmony & I-25 Overall Development Plan (located on the east side of Strauss Cabin Road) approved in 2014, proposes 290,000 - 495,000 square feet of primary use.

The development proposed for this site will add to the employment base, but also offers attractive and convenient nearby housing opportunities. Multi-family residential at this location would allow people to walk or ride bikes to their work place.

f. Is this property within a floodplain or floodway?

A portion of this project site is located within the Effective 500-year floodplain, per FEMA FIRM Map 08069C0994F, dated December 19, 2006. More specifically, the flood zone designation within this project area is Flood Zone X: The area is inundated by the 500-year flood. The 500-year floodplain is defined as the land in a drainageway within a community subject to a 0.20 percent or greater chance of flooding in a given year. There are no critical facilities proposed for this project site.

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

The lowest part of the site is along Strauss Cabin Road with a storm water outfall planned for south of the main entrance. The outfall location will need to be coordinated with the adjacent property to the east and preliminary storm infrastructure plans for Strauss Cabin Road. Onsite detention will be required to ensure that the amount of stormwater released from this site will match the 2-year historic rate.

In addition to providing water quality and storm water detention, the area along Strauss Cabin Road will be landscaped utilizing native plant materials to create a landscape that is both attractive and functional.

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

The Boxelder Ditch that generally runs from north to south through the middle of the property has functioned as the defacto stormwater conveyance from this property. There is also an irrigation lateral from the Boxelder Ditch along the Harmony Road frontage that may also take some stormwater and route it to the east under Strauss Cabin Road. Developed stormwater will need to be routed to new storm infrastructure at Strauss Cabin Road as it is assumed that the Boxelder Ditch will not allow for developed condition stormwater conveyance within their ditch.

i. What is being proposed to treat run-off?

Water quality treatment and Low Impact Development (LID) will also be required as a part of the overall stormwater management for this site. Extended detention basins, permeable pavement, rain gardens, and grass swales and buffers are a few examples of LID systems that may be installed at this site to meet City LID criteria and provide water quality.

j. How does the proposal impact natural features?

The proposed development plan respects the topography of the site by placing smaller buildings and parking areas on the site where they can be accommodated with limited use of retaining walls. Wetlands areas will be mitigated off site utilizing a wetland bank approved by the US Army Corp of Engineers.

k. Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

All proposed buildings would be equipped with automatic fire sprinkler systems.

l. Utilities

Water: This project is located within the service area of the Fort Collins-Loveland Water District (FCLWD) for water service. There is a 24" PVC main within the property and along the south side of Harmony Road ROW. In addition, there exists an 8" PVC water main also along Harmony Road, Each water line is within a different pressure system. The adjacent project has preliminary proposed to install a 12" water main within Strauss Cabin and it is anticipated that this line and the 8" line in Harmony Road will be the connection points for this project.

Sewer: This project is located within the service area of the South Fort Collins Sanitation District (SFCSD) for sewer service. Sanitary sewer facilities located nearest to this site are up the hill to the west within the Brookfield Subdivision. However, depth and capacity limitations in the Brookfield area will likely require this project to connect to sewer facilities elsewhere. The adjacent project has preliminarily proposed to extend a sanitary sewer trunk main along Strauss Cabin Road to a lift station and forcemain further to the south. The forcemain would then connect to an existing 24" trunk main located south and west along Kechter Road.

Dry Utilities: This project area is within the limits of the City of Fort Collins and is anticipated to be served by City power. Xcel Energy will be the gas provider; Century Link and possibly Comcast will provide telecommunications.

m. Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

Existing wetlands, the Boxelder Ditch and the FCRID and Poudre Valley Wall create steep topography conditions and may require buffering and have specific setback requirements.

n. Have you previously submitted an application? No

o. What specific questions, if any, do you want addressed?

1. The Applicant understands that there are existing wetlands on the site mostly east of the Boxelder Ditch. It is also likely that the wetlands will be considered jurisdictional by the US Army Corps of Engineers. The intent is to fill the wetland areas and mitigate through a wetland bank approved by the Corps. Does the City have any issues with this approach?
2. The Boxelder Ditch meanders through the site below the FCRID. The Applicant intends to work with the Ditch company to re-locate and/or pipe the ditch. Does the City have any issues with this approach?
3. Does the City have any concerns with the access points proposed on the sketch plan, assuming they align with those proposed on the Harmony & I25 ODP?
4. Will an access point on Harmony Road be allowed if it meets the spacing criteria for an arterial roadway and if site distance criteria have been met?
5. What are the buffer requirements along the FCRID?
6. Are there improvements to Strauss Cabin Road and/or Harmony Road that will be required to be installed with this development?
7. Are there any regional trail requirements for this area?
8. Does the City staff have any architectural preferences for the buildings in regard to style or building materials?



SITE DATA

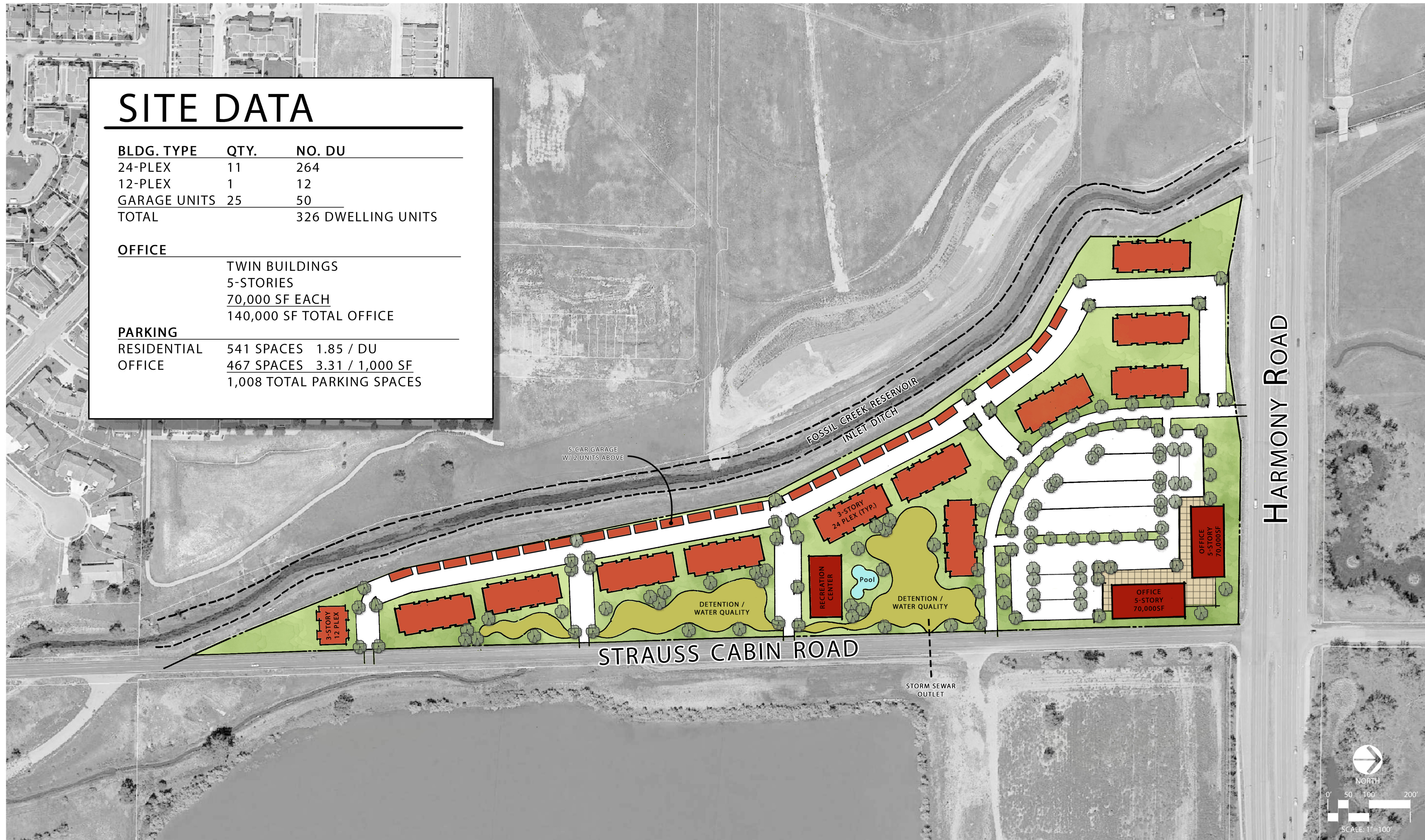
BLDG. TYPE	QTY.	NO. DU
24-PLEX	11	264
12-PLEX	1	12
GARAGE UNITS	25	50
TOTAL		326 DWELLING UNITS

OFFICE



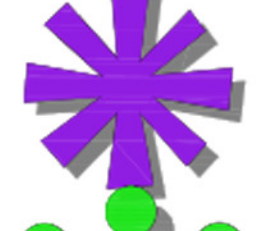


TWIN BUILDINGS
 5-STORIES
 70,000 SF EACH
 140,000 SF TOTAL OFFICE

PARKING

RESIDENTIAL 541 SPACES 1.85 / DU
 OFFICE 467 SPACES 3.31 / 1,000 SF
 1,008 TOTAL PARKING SPACES



CONTEXT KEY

SYMBOL	NOTES
	PARK
	SHOPPING
	PUBLIC TRANSPORTATION
	SCHOOL
	MEDICAL

