

Preliminary Design Review Agenda

Schedule for 10/30/19

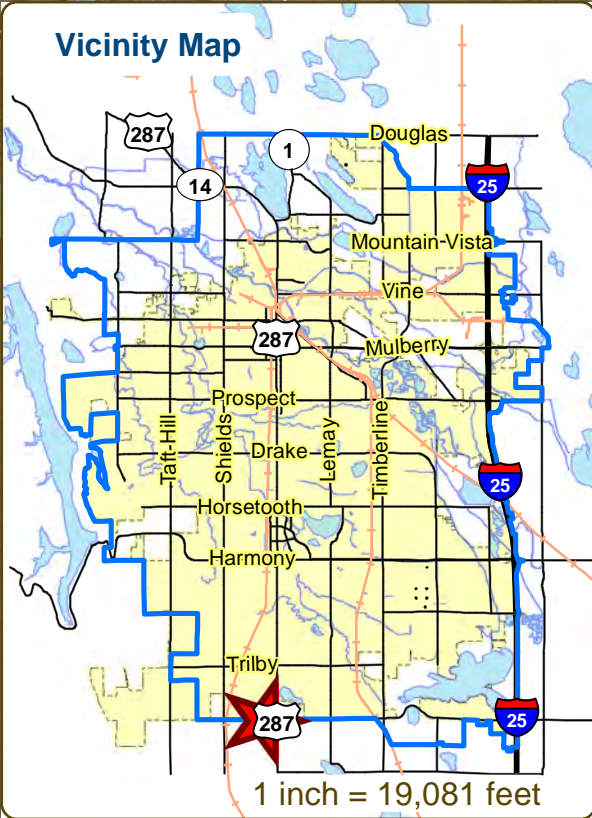
281 Conference Room A

Wednesday, October 30, 2019

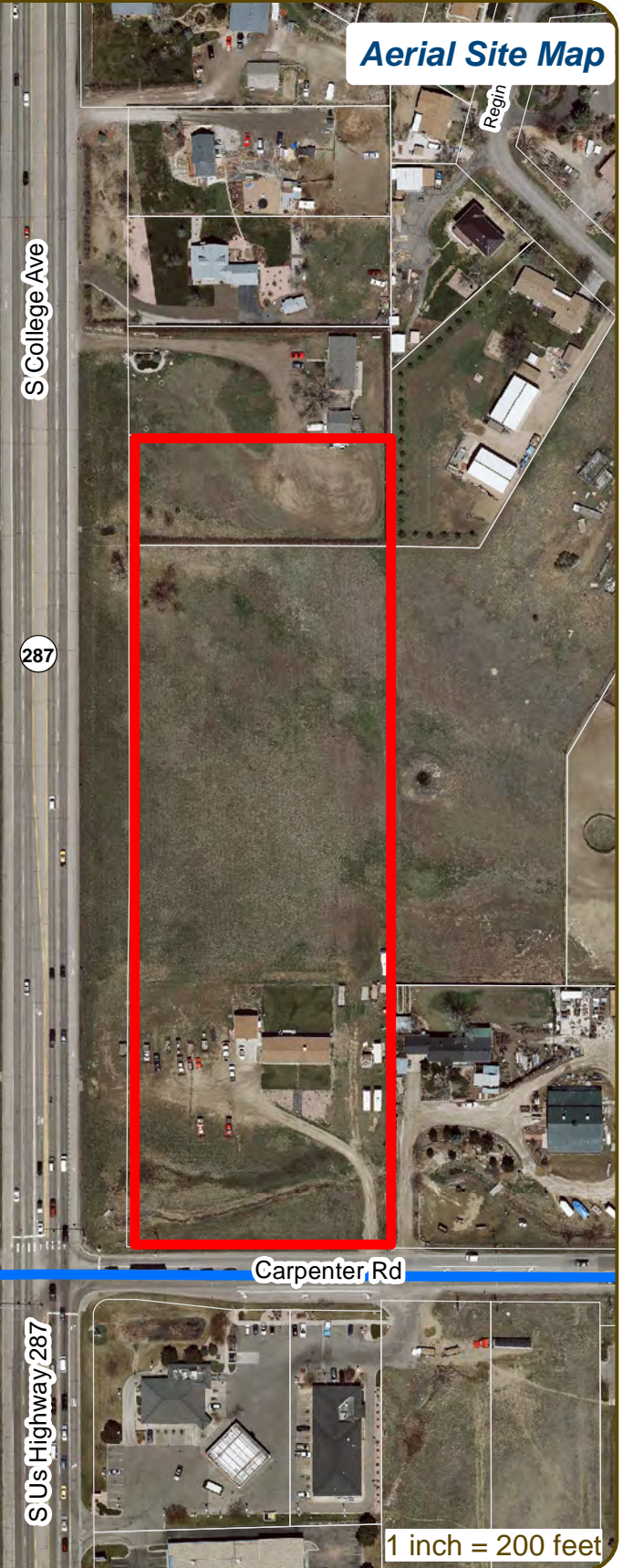
Time	Project Name	Applicant Info	Project Description	
8:30	Victoria Estates Development PDR190010	John Beggs 970-484-8855 jbeggs@russellmillsstudios.com	This is a request to develop a nine-acre site for multiple uses including retail/commercial space, a restaurant, a convenience store with fuel sales, a daycare facility and a bank with a drive-thru at the northeast corner of South College Avenue and Carpenter Road (parcel #9613305001, 9613305007). The proposal includes 158 on-site parking spaces. Proposed access is taken from Carpenter Road to the south and from two points along South College Avenue to the west. The property is currently in the county and will require annexation and initial zoning. The review of the uses is likely subject to Planning and Zoning Board (Type 2) Review upon further review by staff.	Planner: Pete Wray Engineer: TBD DRC: Brandy BH

Victoria Estates Development

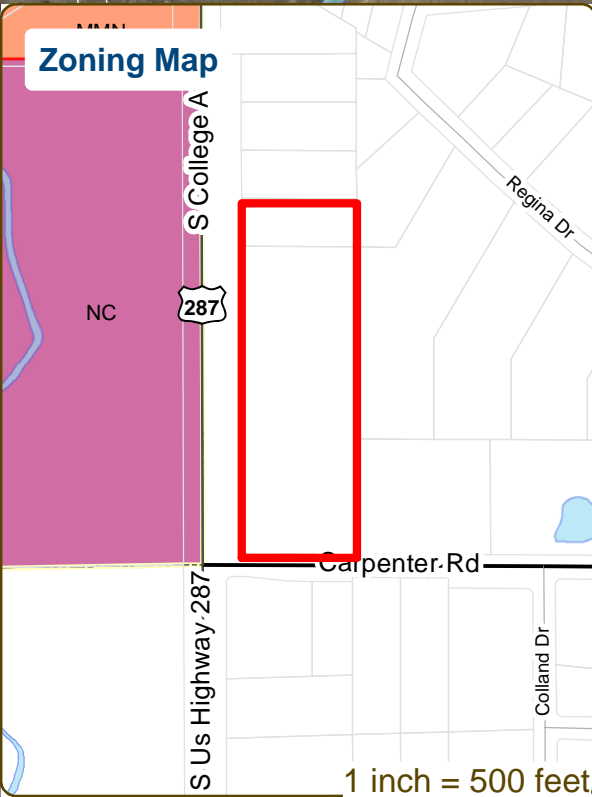
Vicinity Map



Aerial Site Map



Zoning Map



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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 Wednesday at noon two weeks prior to the anticipated 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 Victoria Estates Development

Project Address (parcel # if no address) NE Corner of Carpenter and College Parcel # 9613305001, 9613305007

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) John Beggs - Russell + Mills Studios, consultant

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 506 S. College Ave, Unit A, Fort Collins, CO 80524

Phone Number 970.484.8855 E-mail Address jbeggs@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) 18,200 SF (retail, commercial, restaurant space), 7,500 SF daycare facility (w required play area space), 5,500 SF gas station, 3,500 SF bank w/ drive thru

Zoning CL Proposed Use Retail/Comm./Restaurant/ Daycare/ Bank/ Gas Station Existing Use Single Family Residence

Total Building Square Footage 34,700 sf S.F. Number of Stories Lot Dimensions

Age of any 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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area ~100,000 sf S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

VICTORIA ESTATES DEVELOPMENT



Site Location

NTS

Site Plan

Proposed Use

The Victoria Estates development is envisioned to be an anchor for the gateway into south Fort Collins. The project sits on the north east corner of Carpenter Road and South College Ave. As outlined in the South College Corridor Plan - this corner is intended to be one side of the gateway experience into Fort Collins and truly identify to visitors they have entered the city. The corner will be highlighted with some architectural feature, art work or plaza area that highlights this entry.

The development will consist of several different uses, including general retail/commercial, restaurant, convenience store with fuel sales, daycare facility and small bank with a drive-thru.

The development is intended to achieve a missing need in this area of the City and achieve a main goal of the South College Corridor Plan -- to encourage neighborhood retail and commercial uses in locations convenient to neighborhoods.

VICTORIA ESTATES DEVELOPMENT

Existing Site

The existing site consists of two single family residences - one on the south end of the property and the other along the north side of the property.

Access & Circulation

Vehicular traffic will access the development by three access points. Two access points will be along S College. These access points are located per CDOT's access control plan and will follow all vehicle movement standards outlined. The third vehicle access point will be located at the southeast corner of the site. This access point currently exists for the single family residence. The separation of this access point and S College Ave does not meet the standard and will need to be further studied during the entitlement process.

Site Design and Architecture

The conceptual plan focuses the building frontage along S College per code requirements. This arrangement of buildings allows for maximum store frontage along S College and plans for parking behind. The buildings are planned for optimal retail/commercial uses and allow the developer to find a tenant that fits the need of the site and surrounding neighborhood. With breaks in the building frontage, outdoor patio spaces are possible and will be further studied as the project moves forward.

Architectural design will complement the surrounding neighborhood. But specifically, the building at the corner of Carpenter and College will highlight the entry into Fort Collins and will set the precedent for future development in the area.

Compatibility with Surrounding Area

This development will complement the existing commercial development to the south by creating a stronger connection between the existing residential neighborhood to the NE of this project and the existing commercial development. The architecture intends to complement the existing neighborhood, by using similar materials and neutral color tones.

Lighting

Lighting will be provided to meet City land use code requirements. This project will take special precaution to make sure that the site lighting will not be an issue for the existing residential neighborhood to the east. Full cut fixtures and a heavily planted buffer will be provided along the east property line.

Planting, Lawn, and Street Trees

Foundation planting will be provided around the buildings. Planting areas will also be planned along the College Ave frontage to highlight entries and building connections. Planting will also be used to anchor the gateway feature and should be used as a gateway element itself. A planted buffer is planned along the east side of the property and the north side of the property to screen the existing residential uses.

Fencing

Fencing will be provided along the eastern and northern ends of the property.

Engineering

Stormwater Detention

We understand that stormwater is required to be detained and released at the 2-year historic runoff rate. In addition, we understand water quality and LID treatment are required. Stormwater detention is planned primarily on the south side of the site and would outlet at the southeast corner in the drainage swale. Our goal would be to incorporate this into the bottom of a wide drainage channel that would also convey approximately 500 cfs of offsite stormwater flows from the west side of the site to the east side of the site. If that is not feasible, a separate detention pond that outlets to the channel will need to be designed. In addition, it may be necessary to provide additional detention along the east side of the site and provide an outlet pipe along the eastern property boundary at the middle of the site where a large portion of the site historically drains.

VICTORIA ESTATES DEVELOPMENT

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

The site generally drains from west to east onto the neighboring properties. The site primarily drains to the middle of the east side of the site into the backyards of properties located immediately east of the property. There does not appear to be any drainage easements in place on these downstream properties, but stormwater has historically drained to this location. As mentioned previously there is a major drainageway coming through the property from west to east on the south side of the property. Stormwater from College Avenue (Hwy 287) and Carpenter Road (Hwy 392) also drain to this drainageway. The southern portion of this property also drains to this location. There is a culvert located on the east side of the property that is clearly undersized to convey the major stormwater flows (500 cfs) coming from the west.

It is anticipated that detention ponds will reduce the flow rates to the 2-year historical rate and concentrate the flow to one or two outfall locations. If there is a concentrated flow at the middle of the west side of the site this will change the existing runoff pattern that is currently more of a sheet flow. If it is reduced to the 2-year historic runoff rate it is not anticipated that this would cause any issues downstream at the back of the properties located east of the site as stormwater historically drains to this location and it would be reduced in major stormwater events. The concentrated outfall at the southwest corner of the site is not anticipated to impact existing downstream properties since the conditions are not changing and the flow rates will be reduced. A larger culvert will likely need to be installed underneath the proposed driveway which may require an offsite construction easement and coordination with the property owner immediately east of the southern end of this property.

What is being proposed to treat run-off?

It is anticipated that bioretention and extended detention will be primarily used to treat run-off prior to leaving the site. It is possible that pervious pavers may be used as well.

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

As mentioned above, detention and handling of off site flows present a major factor that may restrict or affect the proposal.

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

1. It appears that there would be an opportunity to provide upstream detention on the other side of College Avenue (Hwy 287) that could reduce stormwater flows through this site and downstream of this site adjacent to Carpenter Road (Hwy 392). It is understood that the offsite property is a Natural Area jointly owned by Larimer County, City of Fort Collins, and City of Loveland. **Would the City consider constructing a detention pond on this property as part of their stormwater master plan for this drainage basin?** This reduction in flows would be beneficial to this property, other downstream property owners, and the stakeholders (City of Fort Collins, CDOT, and County) that have to participate in the future expansion of Carpenter Road. The cost of the detention pond may be offset by the savings in downstream stormwater infrastructure and the cost of obtaining land for a widened roadway and drainage channel.

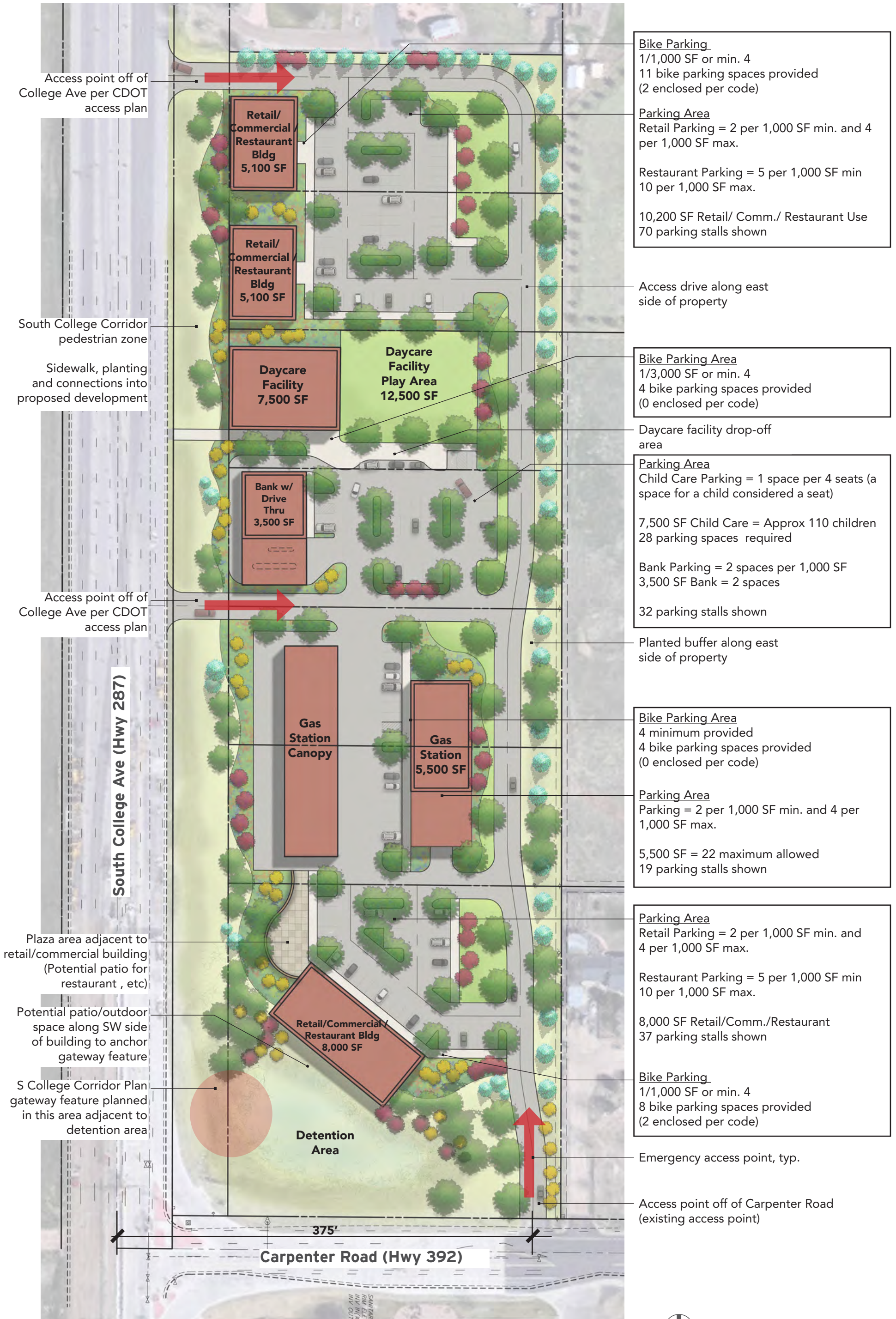
2. Does the City know what the right of way dedication requirements and construction requirements are on College and Carpenter adjacent to this site. Is this determined by the City, CDOT, or both? Is the City allowing cash in lieu of constructing improvements?

3. Please review access locations shown on College and Carpenter. Are these approved by the City, CDOT, or both?

4. Is the City and/or CDOT okay with the two existing access points right next to each other on Carpenter? Is it CDOT or the City that makes this determination?

5. We assume a right turn lane into the site may be necessary on Carpenter Road approaching this access. If this is the case, we may want to pursue a variance to the required length of the deceleration lane due to the constraints of the drainage swale on the north side of the road and the existing access two properties east of this site. Would this variance be approved by CDOT or the City?

VICTORIA ESTATES DEVELOPMENT



Bike Parking
1/1,000 SF or min. 4
11 bike parking spaces provided
(2 enclosed per code)

Parking Area
Retail Parking = 2 per 1,000 SF min. and 4 per 1,000 SF max.

Restaurant Parking = 5 per 1,000 SF min
10 per 1,000 SF max.

10,200 SF Retail/ Comm./ Restaurant Use
70 parking stalls shown

Bike Parking Area
1/3,000 SF or min. 4
4 bike parking spaces provided
(0 enclosed per code)

Parking Area
Child Care Parking = 1 space per 4 seats (a space for a child considered a seat)

7,500 SF Child Care = Approx 110 children
28 parking spaces required

Bank Parking = 2 spaces per 1,000 SF
3,500 SF Bank = 2 spaces

32 parking stalls shown

Bike Parking Area
4 minimum provided
4 bike parking spaces provided
(0 enclosed per code)

Parking Area
Parking = 2 per 1,000 SF min. and 4 per 1,000 SF max.

5,500 SF = 22 maximum allowed
19 parking stalls shown

Parking Area
Retail Parking = 2 per 1,000 SF min. and 4 per 1,000 SF max.

Restaurant Parking = 5 per 1,000 SF min
10 per 1,000 SF max.

8,000 SF Retail/Comm./Restaurant
37 parking stalls shown

Bike Parking
1/1,000 SF or min. 4
8 bike parking spaces provided
(2 enclosed per code)

Access point off of College Ave per CDOT access plan

South College Corridor pedestrian zone

Sidewalk, planting and connections into proposed development

Access point off of College Ave per CDOT access plan

Plaza area adjacent to retail/commercial building (Potential patio for restaurant, etc)

Potential patio/outdoor space along SW side of building to anchor gateway feature

S College Corridor Plan gateway feature planned in this area adjacent to detention area

Access drive along east side of property

Daycare facility drop-off area

Planted buffer along east side of property

Emergency access point, typ.

Access point off of Carpenter Road (existing access point)