

# Preliminary Design Review Agenda

Schedule for 03/25/20  
281 Conference Room A

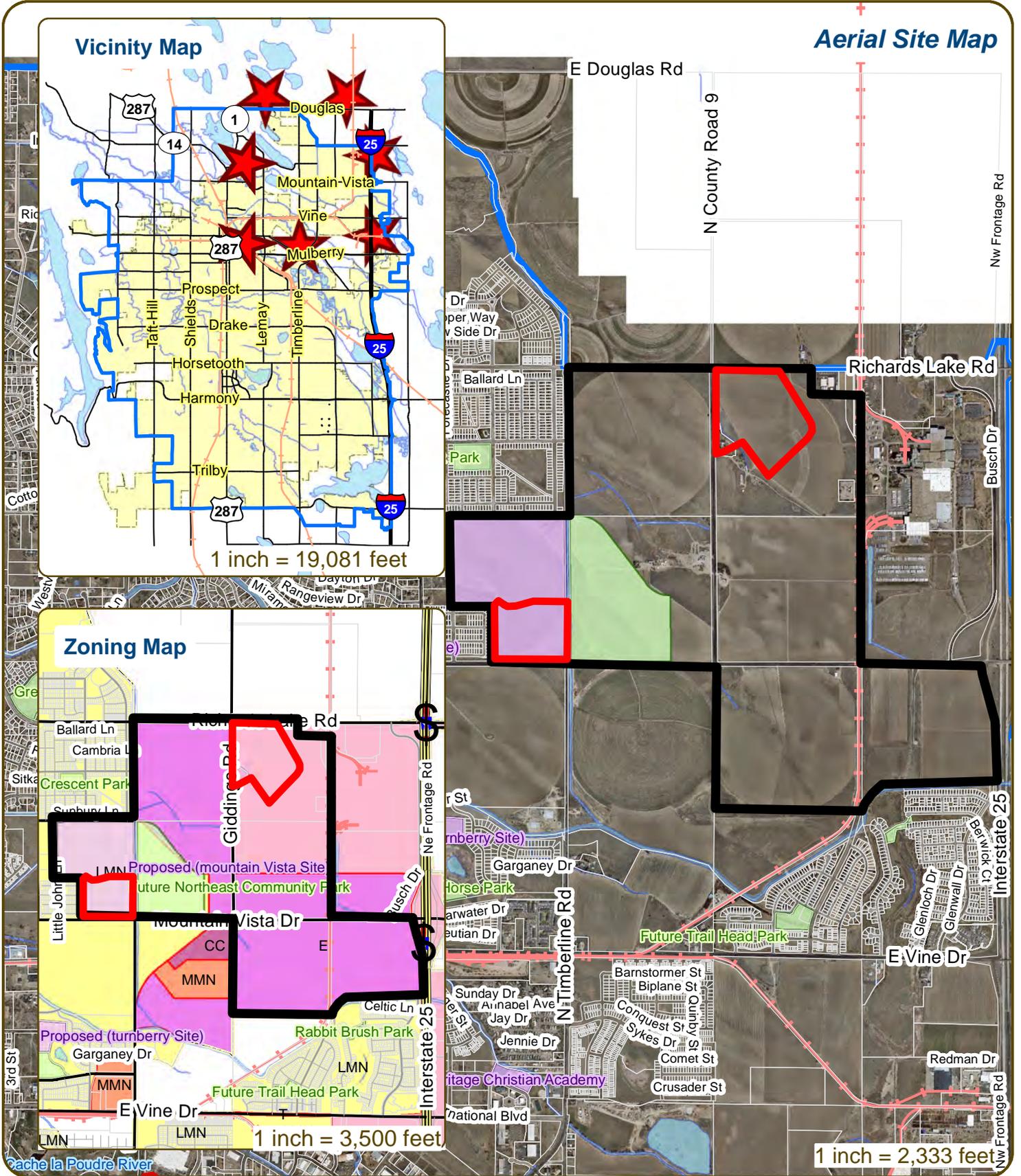
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**Wednesday, March 25, 2020**

Time	Project Name	Applicant Info	Project Description	
8:30	Montava Phases 1a & 1b  PDR200003	Max Moss (512) 507-5570 max@hf2m.com	This is a request to develop Phases 1a & 1b of the Montava PUD Master Plan. Phase 1a is anticipated to include approximately 200 units in the southwest portion of the PUD Master Plan area (parcel # 8832000905), and Phase 1b would include the planned Farm (parcel # 8833000001). The project is roughly bound by Vine Dr on the south, Turnberry Rd on the west, the Budweiser brewery on the east and Richards Lake Rd on the north. The site for Phase 1a is within the Low Density Mixed Use (LMN) zone district and Transect T4 of the PUD Master Plan, and the site for Phase 1b is within the Industrial (I) zone district and Transect T2 of the PUD Master Plan. The proposed project for Phase 1a is subject to a Basic Development Review, and the project for Phase 1b is subject to a Type 1 (Administrative) Review.	Planner: Meaghan Overton Engineer: Marc Virata DRC: Tenae Beane

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# Montava Phases 1a & 1b



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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 Thursday at 5:00pm three 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

Project Address (parcel # if no address)

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

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

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

Zoning Proposed Use Existing Use

Total Building Square Footage 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 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

## Montava – Phase 1a and 1b

PDR Application Narrative

March 5, 2020

The Montava PUD Master Plan has recently been approved, and design plans are underway for the first two phases of development. Phase 1a is anticipated to include approximately 200 units in the southwest portion of the PUD Master Plan area, and Phase 1b would include the planned Farm. We anticipate that while the design and reviews of both phases may happen generally concurrently, the intent is to submit and process them as two separate applications.

### Phase 1a – Southwest neighborhood

This neighborhood is located along Mountain Vista Drive between N Timberline Road and the existing Storybrook neighborhood. It is planned as a mixed-density neighborhood including approximately 200 units of townhomes, cottages, and small- and medium-single family homes. The multi-family areas will be included in the overall planning for this area and will be platted as parcels for future development but are not planned to be included for review at this time.

A non-potable irrigation delivery system is planned for the Montava development, so one of the planned irrigation ponds would also be designed and constructed concurrent with Phase 1a. This pond will be located adjacent to the planned City of Fort Collins community park, a future elementary school site, and other planned Montava development areas and is envisioned to serve all three of these entities with shared non-potable irrigation through a distributed system if possible. If this shared system cannot be achieved, a non-potable irrigation system serving only the Montava development areas is still planned.

Phase 1a falls within the T4 and T5 transects of the PUD Master Plan. The planned irrigation pond is located in the (P) Community Park special district with final configuration and location to be developed in cooperation with the Parks Planning department.

The existing site is undeveloped and farmed land. A storm drainage pond and conveyance exist along the south portion of the site and will be reconfigured as part of the development plan. No trees exist on this property with the exception of a line of younger trees planted along the west property boundary. The No. 8 canal exists along the east edge of the property and will be reconfigured and improved adjacent to Phase 1a. All or part of this section of the No. 8 canal is expected to be piped to accommodate the planned Timberline Road extension north of Mountain Vista Drive and to work with the planned development in this area.

### Phase 1b – Farm

A key feature of the Montava master plan is a 40-acre working farm. The hope is to get the farm into production as soon as possible. The farm area will include support buildings and features associated with the farm including a packaging house, storage bins and work yard. But as a key community feature, it will also include a public-facing space with a Farm Stand, greenhouse, and community gathering space envisioned with patio seating, BBQ grills, and outdoor pizza oven. Phase 1b falls within the T2 and T5 transects of the PUD Master Plan. A 2-acre irrigation pond is planned along Giddings Road to serve the farm and other areas.

The existing site is farmed area and a vacant residence. An existing house and garage are located in the planned farm area, as well as several existing trees. The structures are anticipated to be removed to accommodate the farm support areas. We will meet again with the City Forestry staff to review the existing trees in this area with the intent to incorporate healthy and significant trees into the development plan. Much of the planned farmland area will remain relatively unchanged to continue to be farmed as a part of the development project. The Farm Stand and community spaces will be located near Giddings Road as anticipated with the PUD Master Plan.

Storm drainage for both sites will be developed as envisioned in the PUD Master Plan master drainage report, phased to accommodate the needs of these initial phases. Similarly, traffic studies are planned for both Phases 1a and 1b to identify and guide the design of required infrastructure needs.

*What specific questions do we want addressed?*

- We hope to receive initial comments on the planned first phase areas, confirm the process for their review, and identify items that will be required for each initial submittal.

Photo of the existing vacant residence on Phase 1b parcel from Phase 1 EA completed with the Montava PUD Master Plan:

PHOTO LOG  
ANHEUSER-BUSCH FOUNDATION PROPERTY, FORT COLLINS, CO  
SEPTEMBER 7, 2017



**Photo 1** - Looking east at the vacant residence on Parcel 6.



- (T5) Urban Center / Mixed-use
- (T4) General Urban Neighborhood
- (T3.2) Sub-urban Neighborhood
- (T3.1) Rural Neighborhood
- (T2) Rural / Farm
- (P) Community Park Special District
- (PSD) Poudre School Special District
- (S) Natural Areas and Stormwater Special District
- (I) Industrial and Employment Special District

- PHASE 1A - WEST AREA HOUSING AND OFF-SITE IRRIGATION POND
- PHASE 1B - FARM

MONTAVA MP - PHASE ONE AREAS DIAGRAM  
 MARCH 5, 2020



Montava - Phase 1a Concept Plan

# Montava

Phase 1b - Farm  
03/04/2020

FUTURE RESIDENTIAL

FUTURE ROAD

FUTURE RESIDENTIAL

FUTURE ROAD

GIDDINGS DRIVE

IRRIGATION POND

PACKAGING HOUSE

STORAGE BINS

OPEN YARD

FARM AREA

OVERFLOW PARKING

ABANDONED WELL

FENCE

FARM ACCESS

RETAIL AREA  
FARMSTAND

GREENHOUSE

ANNUAL POLLINATOR  
GARDENS

COMMUNITY SPACE WITH  
GRILL AND OUTDOOR PIZZA OVEN

FUTURE ROAD

150'

