

Preliminary Design Review Agenda

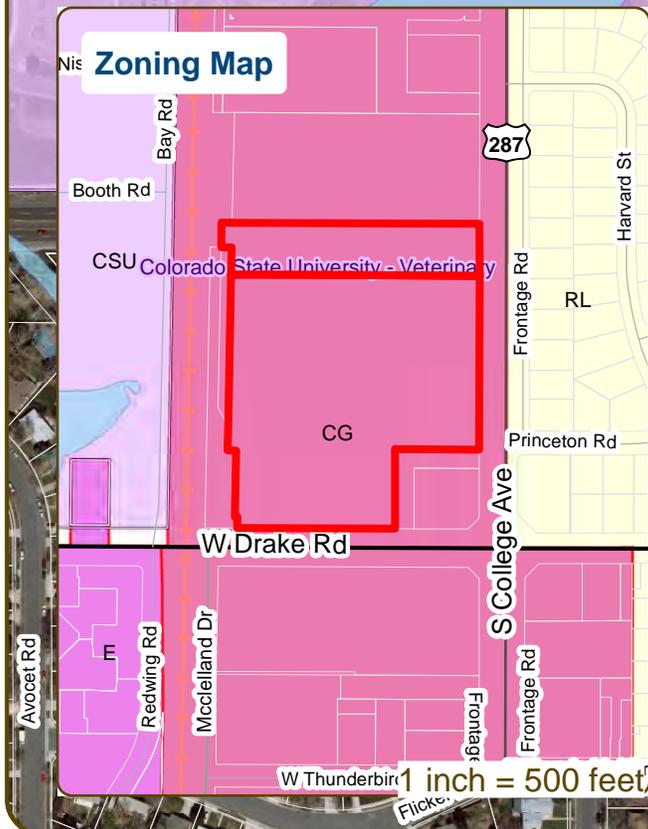
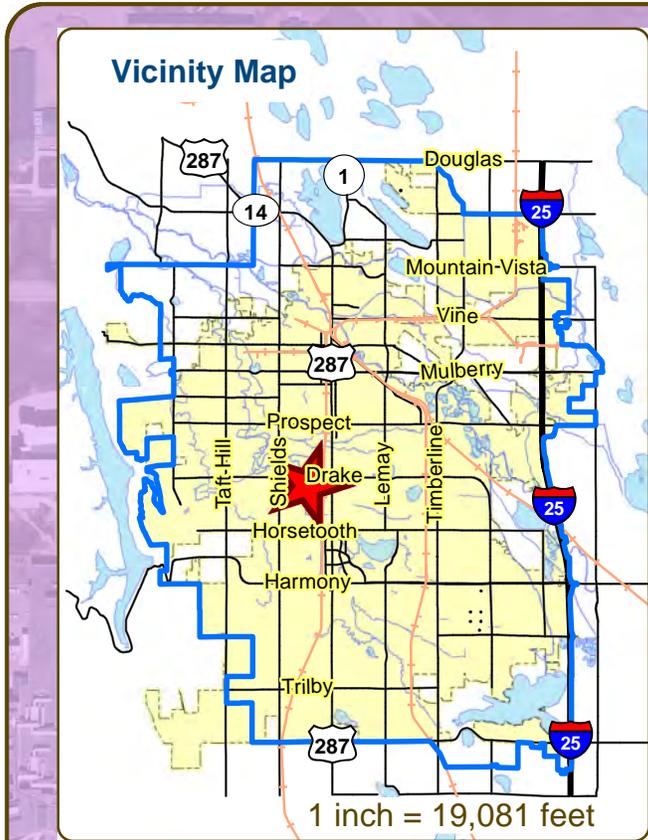
Schedule for 04/29/20

Virtual Zoom Meeting

Wednesday, April 29, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	S. College Ave & W. Drake Rd King Soopers PDR200005	Phil Dalrymple 303-770-8884 phildalrymple@gallowayus.com	This is a Preliminary Design Review for the re-development of the former Kmart located at the northwest corner of S. College Ave and W. Drake Rd (parcel #9723410002). Access will be taken from S. College Avenue to the east and W. Drake Road to the south. The project is located directly west of S. College Avenue and directly north of W. Drake Road. The property would re-develop with a 123,722 sq. ft. supermarket where the existing Kmart is located and a 7 MPD King Soopers Fueling Center that will replace an existing vacant building on the northeast corner of the site. The existing building on the southeast corner of the site will remain intact without alterations, and the existing convenience store would be demolished and left as a .6 acre pad site for future development. 395 parking spaces are shown on the proposed site plan. The grocery store would also share 60 parking spaces for users of the MAX along Drake Rd. The site is located in the General Commercial (CG) zone district and is subject to Planning & Zoning Board (Type II) review.	Planner: Kai Kleer Engineer: Spencer Smith DRC: Todd Sullivan

S. College Ave & W. Drake Rd King Soopers



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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)

- 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



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April 8, 2020

City of Fort Collins
Community Development & Neighborhood Services
281 N. College Avenue
Fort Collins, CO 80524

RE: Preliminary Design Review Narrative – Proposed King Soopers (Kmart Redevelopment) at the Northwest Corner of South College Avenue & West Drake Street

To whom it may concern,

The purpose of this narrative is to provide general information regarding a proposed commercial development at the northwest corner of South College Avenue and West Drake Street on behalf of the property owner. Currently, the site is occupied by an existing K-Mart retail store and two small retail pads along College Avenue, and a Loaf 'N Jug C-store along Drake Street. The proposed development for the site includes the demolition of the K-Mart building and constructing a new King Soopers Marketplace grocery store in its place. The existing 5,500 sf retail building, located in the southwest corner of the site adjacent to College Avenue, is proposed to remain. The vacant former Radio Shack building in the northeast corner of the site, adjacent to College Avenue, would be demolished and replaced with a new 7MPD King Soopers Fueling Center. The existing Loaf 'N Jug will be demolished and left as vacant land for a future pad site. The existing and proposed uses are consistent with the existing retail building and uses on the property and the adjacent neighboring parcels of the land along College Avenue.

Vehicular access to the site will utilize existing driveways from both South College Avenue and Drake Street. Improvements to College and Drake will be made at the existing driveways per previous discussions with the City. The existing parking lot for the site will be reconfigured and resurfaced as part of the proposed development.

Pedestrian corridors will be designed to promote multi-modal circulation through and across the site, by providing internal circulation options in both a north-south and east-west directional patterns. These pedestrian corridors will help to tie into the existing store fronts of the existing shopping center to the north, connectivity from the mixed-use retail to College Avenue, and inviting MAX BRT station users into the site, immediately adjacent to southwest corner of the site, supporting transit-oriented development ideals. A small plaza and community area have been proposed near the southeast corner of the King Soopers, near the crossroads of the primary east-west and north-south pedestrian corridors through the site. An emphasis will be put on creating an active storefront experience through the use of patio areas, landscaping and pedestrian friendly areas to enliven the customer and pedestrian experience.

Landscaping and architecture for the site will follow the guidelines set forth in the Midtown Plan for this area, focusing on complementary designs and materials that will help to establish cohesiveness with the existing architecture. The site will feature a pedestrian plaza area adjacent to the southeast corner of the King Soopers store. Landscaping will be designed throughout the site through the combination of living materials and attractive hardscape areas that will help to activate the customer and pedestrian experience. Existing trees will be evaluated and preserved saved where possible within the existing parking lot areas. There are no other natural features within the site.

No onsite detention is proposed for this project, however onsite water quality will be provided. The site will utilize the existing offsite detention facilities. The existing onsite storm sewer system will be removed and realigned based on the new site plan. Opportunities for Low Impact Development methods will be incorporated into the site. Drainage for the site will maintain their existing patterns and



City of Fort Collins
NWC College Ave & Drake St.
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are proposed to drain towards the existing storm sewer system. The storm sewer system may require some adjustment due to the final site layout, and LID standards that may be incorporated into the site.

The King Soopers Marketplace building will have a fire sprinkler system incorporated into the design.

This is the second application submitted for the site by the property owner for the Kmart redevelopment. A Preliminary Development Plan for the same project scope was submitted in Late 2016 the application has since expired.

If you have any further questions, please feel free to contact us.

Sincerely,
GALLOWAY



Phil Dalrymple, PE
Civil Engineering Project Manager
PhilDalrymple@GallowayUS.com

cc: Carl Schmidlein, Galloway

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LOCATION MAP



SITE ANALYSIS:

BUILDING AREA	
LOT 1: KING SOOPERS (INCLUDING FUEL)	~123,722 S.F.
EXISTING RETAIL	~5,500 S.F.
TOTAL	~129,222 S.F.

STORE PARKING COUNT

SURFACE PARKING PROVIDED BY KING SOOPERS:	
REGULAR SPACES	314 SPACES
ADA SPACES	21 SPACES
TOTAL	335 SPACES
CART CORRALS	7 SPACES

SHARED COMMUTER PARKING AREA	
REGULAR SPACES (PER FLOOR)	60 SPACES

FUTURE PAD	
SITE AREA	26,340 SF / 0.60 ACRES

PARKING RATIOS	
STORE PARKING W/ SHARED STALLS: (395/129.2) = 3.05/1,000 S.F.	
(NOT INCLUDING CART CORRALS)	

- NOTES:**
- ALL AREAS PROVIDED AND PROPERTY DELINEATED ARE APPROXIMATE AND WILL NEED TO BE VERIFIED.
 - PLAN FOR ILLUSTRATIVE PURPOSES ONLY. BOUNDARY AND TOPOGRAPHY TO BE VERIFIED.



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Phone: (303) 715-4500
Fax: (303) 778-3349

Project No:	146	04/08/2020
Drawn By:	CAC	
Checked By:	PJD	

King Soopers
Fort Collins, CO
College & Drake

