

Preliminary Design Review Agenda

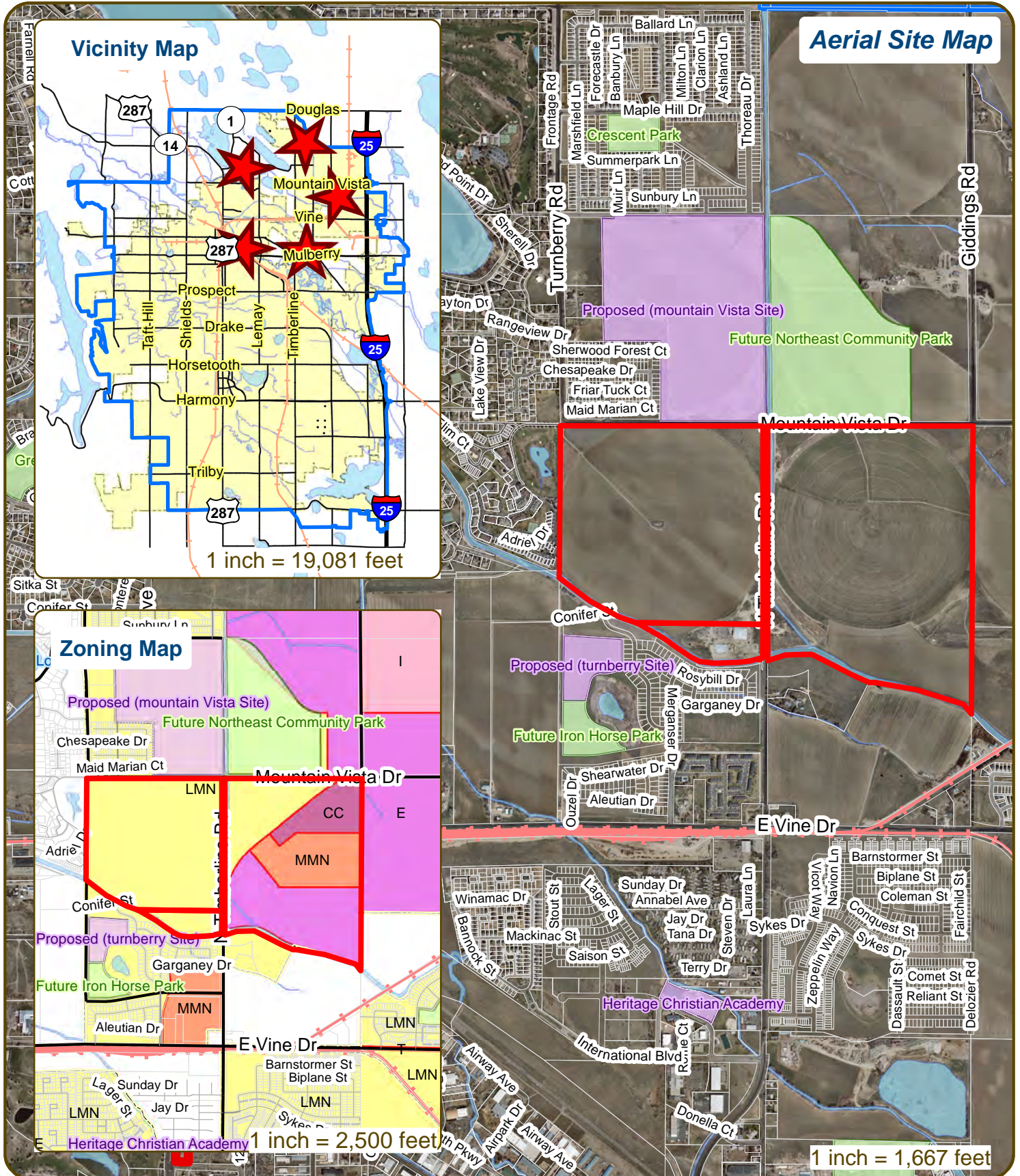
Reschedule for 07/15/20

(Originally Scheduled for 06/10/20)

Wednesday, July 15, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	Mountain Vista Dr & Timberline Rd Mixed-Use Development PDR200008	Steve Schroyer 970-481-5505 schroyer@haydenoutdoors.com	This is a Preliminary Design Review for the development of approximately 300 acres into a mixed-use neighborhood at the intersection of Timberline Road and Mountain Vista Drive (parcel #8705000005, 8705300015, 8705000001). The site is located south of Mountain Vista Drive, east of Turnberry Road, and west of Giddings Road. Future access will be taken from Timberline Road to the east and west, and Mountain Vista Drive to the north. The proposal includes 1,240 dwelling units (999 single-family, 241 multi-family) as well as 21 acres for commercial development. The development spans multiple zone districts including: Low Density Mixed-Use Neighborhood (LMN), Medium Density Mixed-Use Neighborhood (MMN), Community Commercial (CC) and Employment (E) zone district. The development will be subject to a Planning & Zoning Board (Type 2) Review.	Planner: Meaghan Overton Engineer: Marc Virata DRC: Tenae Beane

Mountain Vista Dr & Timberline Rd Mixed-Use Development



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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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Mountain Vista Development

PDR Narrative.

The attached site plan is for Mountain Vista a diverse mixed use community with multiple housing types:

1. A variety of front loaded single family detached lots
2. Alley loaded single family detached lots
3. Single family attached units
4. Multifamily development

In addition to the residential uses, two commercial zones have been provided. A 5 acre neighborhood commercial parcel at the intersection of Timberline Road and Mountain Vista Drive. And, a 16 acre regional commercial parcel at the intersection of Mountain Vista Drive and Giddings.

A large amenity area with a clubhouse and pool has been centrally located within the development. In addition to the centralized amenity, the community boasts large swaths of green space with a robust trail system. This trail system will provide pedestrian connectivity throughout the development as well as tie into the proposed regional trails along Timberline and the Larimer Weld Canal.

Through discussions with City staff, we are proposing to end Conifer at Turnberry and continue an east west collector farther north which will connect the development across Timberline and align the view with the adjacent golf course.

The Mountain Vista development will be a vibrant community with many recreational opportunities as well as stunning views of the front range.

Below are specific answers to the PDR checklist requirements as well as questions the development team has for the City.

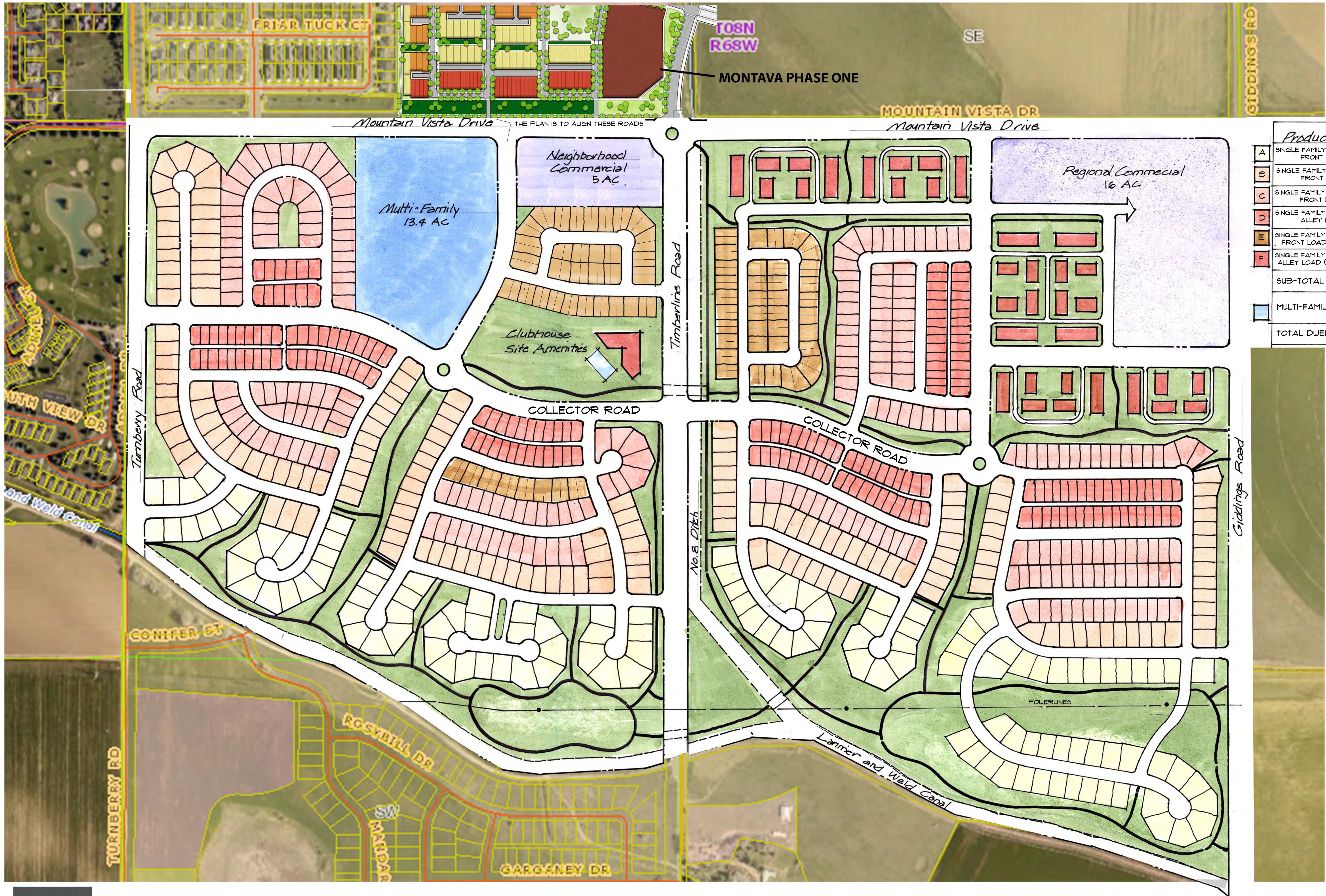
1) **Project Narrative** – Please include the following information:

- (a) What are you proposing/use?
 - i A mixed use development containing predominantly residential with two commercial parcels
- (b) What improvements and uses currently exist on the site?
 - i Agriculture
 - ii Small farm houses
 - iii Timberline Road
- (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - i Traffic will flow north south on 3 arterials, Turnberry, Timberline and Giddings. East west connectivity will be provided by a collector road. Along with public sidewalks a robust trail system has been designed for walking, running and biking.

- (d) Describe site design and architecture.
 - i See narrative above.
- (e) How is your proposal compatible with the surrounding area?
 - i The design complies with the master streets plan, LMN zoning and looks to tie in with Montava's first phase
- (f) Is water detention provided? If so, where? (show on site plan)
 - i Detention will be provided in open space on the southern end of the development.
- (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - i It is the intent to follow the natural drainage pattern
- (h) What is being proposed to treat run-off?
 - i With the ample amount of proposed green space, run off will more than likely be treated with bioswales and rain gardens but the details are to be determined.
- (i) How does the proposal impact natural features?
 - i Buffers from the Larimer Weld Canal will be provided.
- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - i Existing structures will be removed.
- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - i See question below
- (l) Have you previously submitted an application? No

Questions:

1. With the substantial offsite regional improvements, would staff support a metro district?
2. Does Montava's Metro District boundary and funding area go beyond the centerline of Mountain Vista? Or, extend south of Mountain Vista on Timberline?
3. Can staff update us on any round-about discussions at Timberline and Mountain Vista? Or, an underpass at this location?
4. Would staff support this project as a PUD?
5. Are there any Adequate Public Facilities limitations? What thresholds and/or alternative mitigation strategies are available to address APF?
6. How is the City proposing to build/fund the regional trails? Is there reimbursement for the easements or right of way required for the regional trails.
7. What is the status of the Upper Cooper Slough Basin Drainage Master Plan conversations, particularly as they may affect regional detention and/or other stormwater requirements on the proposed Site Plan?
8. What is the extent and timing of infrastructure improvements to be built by Montava?
9. What options for reimbursement are available for the extra arterial street imposed on these properties through the traffic requirements of Montava?
10. Is the City providing domestic water to Montava? If yes, would this project be eligible for the same level of service?
11. Can ELCO be at the PDR review meeting?
12. Are there any issues the City may know of that would hinder the use of a non-potable system for irrigation?
13. Will Boxelder Sanitation District be at the meeting? Any issues with capacity, fees, regional infrastructure, etc. that should be vetted with Boxelder?
14. Do we need to dedicate right-of-way or make other design provisions for regional trails?
15. Can we assume a 50' setbacks from the Larimer Weld Canal as was used for Waterfield?



	Product	Size	Unit Count
A	SINGLE FAMILY DETACHED FRONT LOAD	74x115	125
B	SINGLE FAMILY DETACHED FRONT LOAD	62x112	161
C	SINGLE FAMILY DETACHED FRONT LOAD	50x110	241
D	SINGLE FAMILY DETACHED ALLEY LOAD	40x95	183
E	SINGLE FAMILY ATTACHED FRONT LOAD (DUPLEX)	35x95	150
F	SINGLE FAMILY ATTACHED ALLEY LOAD (TOWNHOME)	Foot Print 25x65	139
SUB-TOTAL SINGLE FAMILY UNITS			999
	MULTI-FAMILY	18 DU/AC	241
TOTAL DWELLING UNITS			1,240