

Preliminary Design Review Agenda

Schedule for 08/25/21 & 09/01/2021

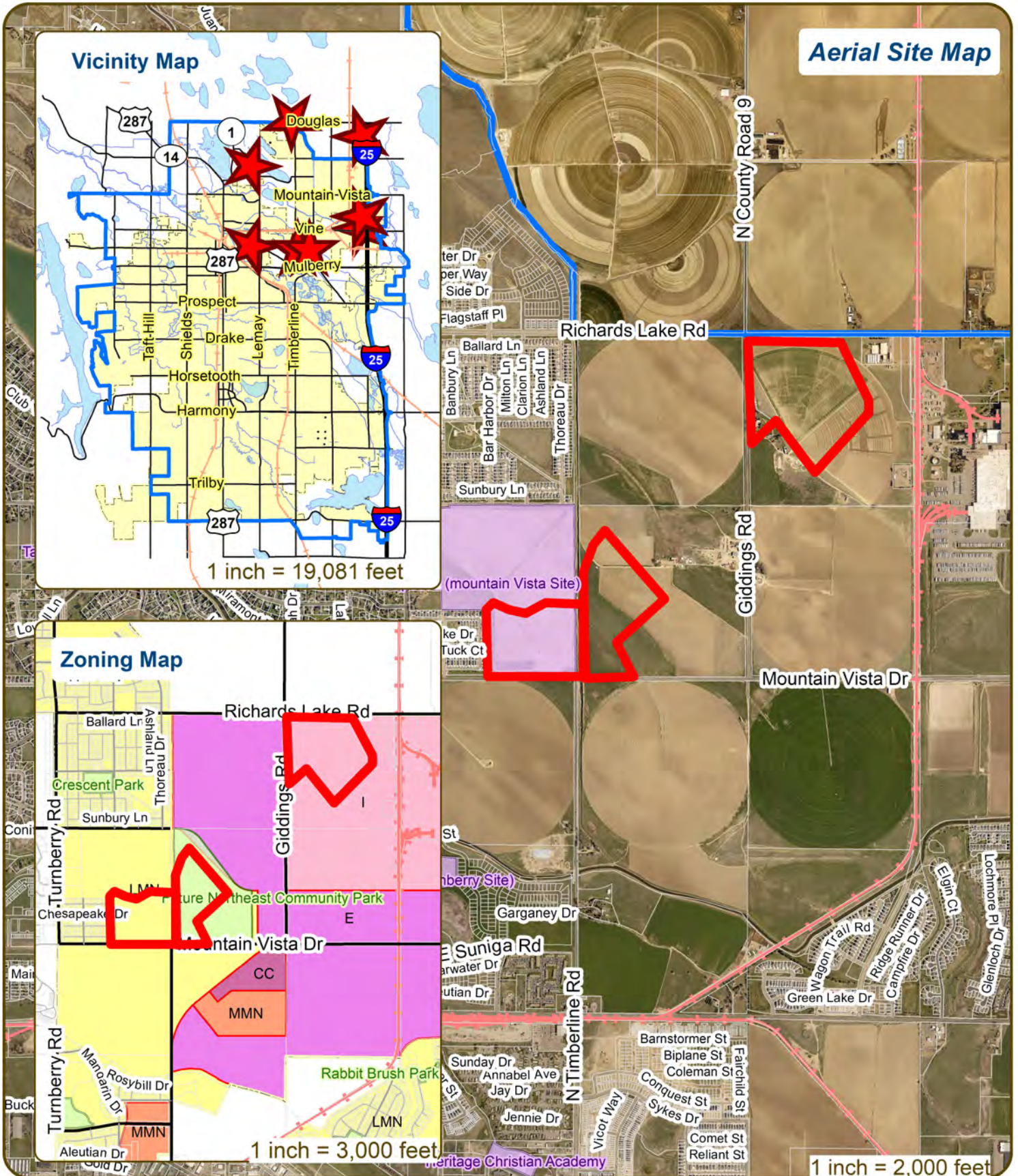
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, August 25 and September 1, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	Montava Phase One PDR210015	Max Moss 512-507-5570 max@hf2m.com	This is a Preliminary Design Review request for the development of the first phase of the Montava PUD Master Plan. This development phase includes Phases G, E and the Farm as indicated in the Conceptual Phasing Plan of the Approved PUD (see pg 119). Area G is anticipated to include approximately 200 units in the southwest portion of the PUD Master Plan area (parcel # 8832000905). Phase E is anticipated to include approximately 70,000 sf of non-residential, and up to 500+ dwelling units (parcel # 883200002). This would include approximately 220 townhomes/duplexes/single-family, and 300 multi-family dwellings. The proposal also include the planned Farm (parcel # 8833000001; 8833000006). The project is 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. Phases G and E are within the Low Density Mixed Use (LMN) zone district and Transects T4 and T5 of the PUD Master Plan, and the site for the Farm is within the Industrial (I) zone district and Transect T2 of the PUD Master Plan. The proposed uses for Phase G are subject to a Basic Development Review, the uses proposed for Phase E are subject to Basic Development Review and Administrative (Type 1) Review, and the uses for the Farm are subject to a Administrative (Type 1) Review.	Planner: Jenny Axmacher Engineer: Marc Virata DRC: Tenae Beane

Montava PUD

Phase 1 Development



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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

Montava – Phase One Areas

PDR Application Narrative – August 2, 2021

We are ready to begin the review process for the first phases of development within the Montava PUD Master Plan area. The initial phases are indicated on the PUD phasing plan as Phase G, Phase E, and the Farm. Phase G is located in the southwest portion of the PUD Master Plan area west of the Town Center and is anticipated to include approximately 200 housing units. Phase E includes the Town Center and planned housing units to its north. The Farm will begin concurrently with these initial housing phases and will develop additional amenities over time as Montava continues to develop. We anticipate that while the design and reviews of each of these three phases may happen concurrently, the intent is to submit and process them as three separate applications for review.

Storm drainage for all three phases will be developed as envisioned in the PUD Master Plan master drainage report and will be phased to accommodate and support the specific initial needs. Similarly, traffic studies are planned for both Phases G and E to identify and guide the design of required infrastructure needs.



Phase G – Southwest neighborhood

This neighborhood is located along Mountain Vista Drive between North Timberline Road and the existing Storybrook neighborhood. It is planned as a mixed-density neighborhood including approximately 200 units of townhomes, duplexes, cottages, and small- and medium-single family homes. The multi-family areas (anticipated at approximately 160 units) 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 G. 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 G falls within the T4 and T5 transect districts 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 Phase G site area is undeveloped and farmed land. A storm drainage pond and conveyance exist along the southwestern portion of the site servicing Storybrook and will be reconfigured as part of the Phase G 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 G. 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 E – Town Center North

Phase E includes the northern half of Montava's main street and extends north to Timberline Road, opposite the future Community Park. This phase falls principally within the T5 transect district of the PUD Master Plan with a small portion in the T4 district. Phase E is one of the most dense portions of Montava, providing housing in close proximity to businesses. Phase E includes approximately 70,000 sf of non-residential uses along the main street in single-use and mixed-use buildings, multi-family, and approximately 220 homes including flexible live-work units, townhomes, duplexes, and single-family homes. The flexible live-work units include a ground floor space that may be used for business, facing the sidewalk. The multi-family areas will be platted as parcels similar to Phase G, the specific design of which are not intended for review at this time. The multi-family areas are located along the portion of Timberline Road that is classified as a 2-lane arterial. Additional multi-family will be provided above some of the main street buildings. The total multi-family unit count is not yet determined but may be approximately 300 units in multiple buildings and properties.

Phase E includes a comprehensive network of non-vehicular streets within each of the blocks. These pedestrian streets create an intimate walking and biking experience and are supported by small mid-block plaza spaces which will include seating and other amenities. Buildings along the pedestrian streets are serviced from a fire and utilities standpoint following discussions with utility and fire services in 2019. Utilities, fire, and vehicular access is provided from alleys with sufficient paved width and corner radii for fire apparatus and rear utility easements sufficient for the combined utility needs.

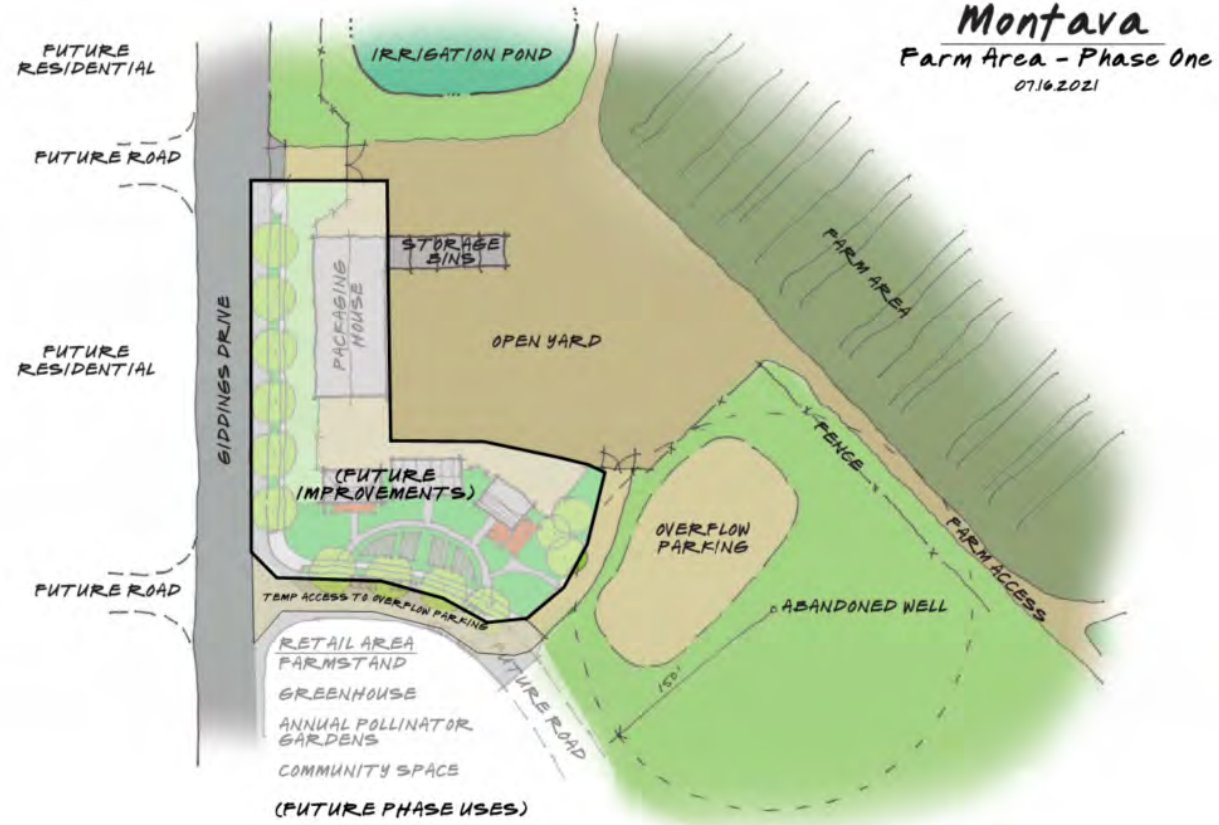


A large entry park is included within Phase E at the intersection of Timberline and Mountain Vista. This space is intended for various passive recreational activities, temporary or portable retail, and a small grocer. The park will be programmed for main street and community events.

Main Street within the Town Center is designed as a shared space similar to the recent improvements for Linden Street in downtown. The pedestrian streets will also share a similar character paved with unit pavers in simple but attractive patterns. While the pattern of main street is changed from the PUD Master Plan, the dimensions of travel lanes and parking lanes has not deviated, nor have other streets.

Farm

A key feature of the Montava master plan is a 40-acre working farm. The plan is to get the farm into production as soon as possible. Eventually 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 seating and other outdoor amenities. Initially the farm is planned to only include a small equipment storage area, irrigation pond, the primary crop zone and some overflow parking for limited events such as a pumpkin patch. The farm falls within the T2 and T5 transect districts 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 future Farm Stand and community spaces will be located near Giddings Road as anticipated with the PUD Master Plan.

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,
- Identify items that will be required for each initial submittal,
- Review fire access and utility locations with respect to the green streets (Phase G) and pedestrian streets (Phase E) as they are a critical detail subject to discussions held over a year ago

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

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

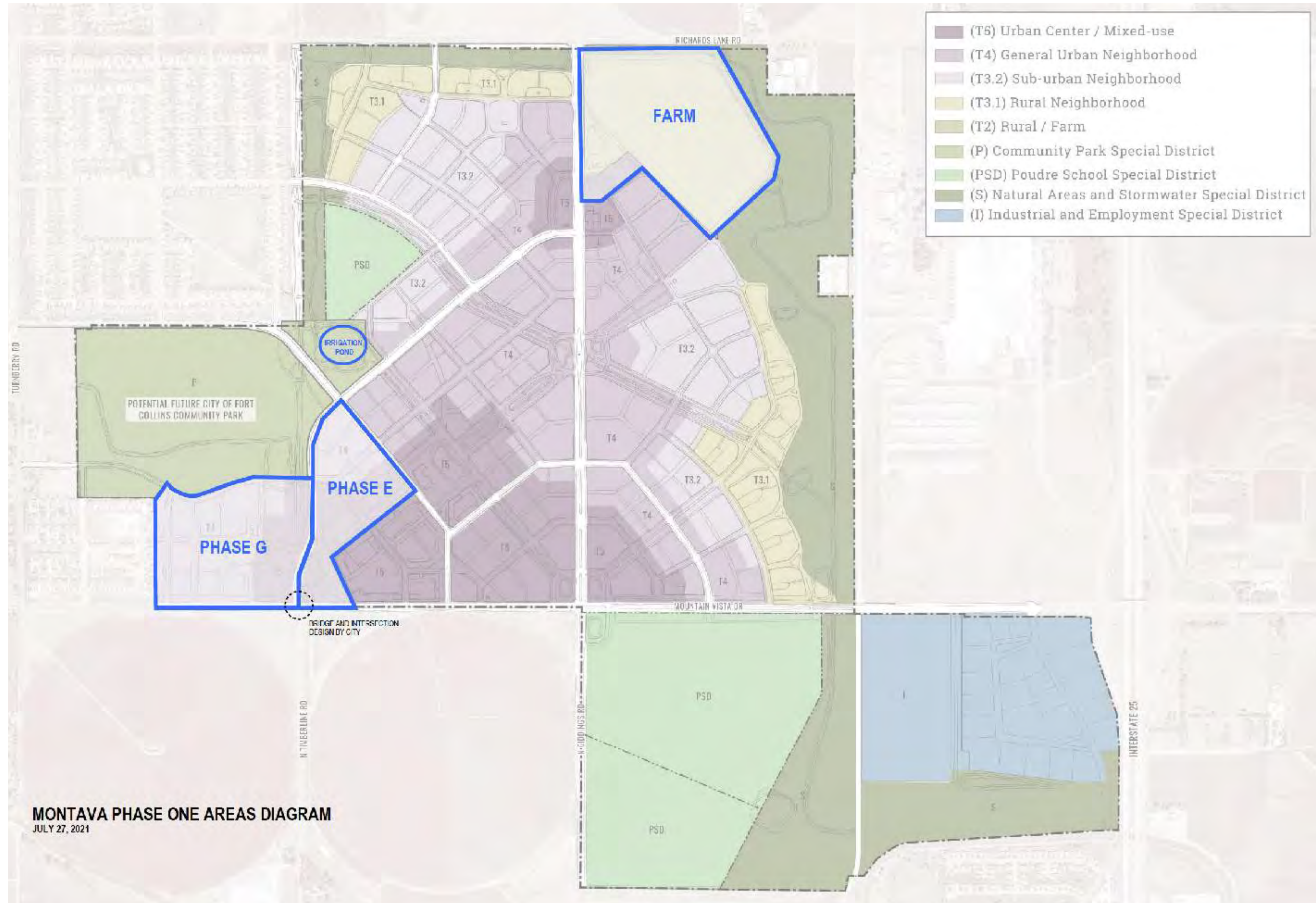


Photo 1 - Looking east at the vacant residence on Parcel 6.

Montava PDR Documents

August 2nd, 2021





Phases G, E, and the FARM

Estimated Preliminary
Plan Yield

Program Count - Phase E

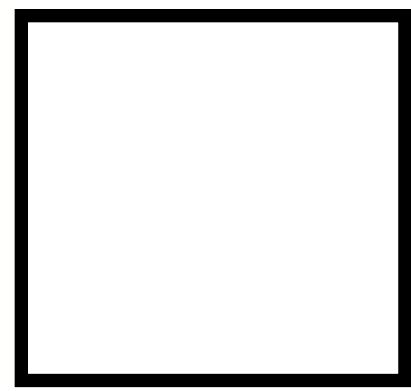
<div></div>	GF Mixed-Use	54,800 sq.ft.
<div></div>	Multi-Family	250-320 du
<div></div>	Duplex	22 du
<div></div>	Townhouse	154 du
<div></div>	Single Family	43 du
<div></div>	Temporary Buildings	25,200 sq.ft.

Program Count - Phase G

<div></div>	Multi-Family	214 du
<div></div>	Townhouse	56 du
<div></div>	Single Family	131 du
<div></div>	Multi-Family Lot	
<div></div>	Green	

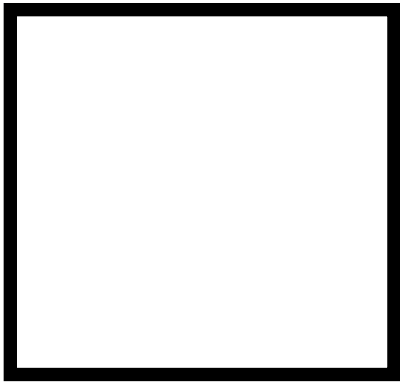


Phases G and E



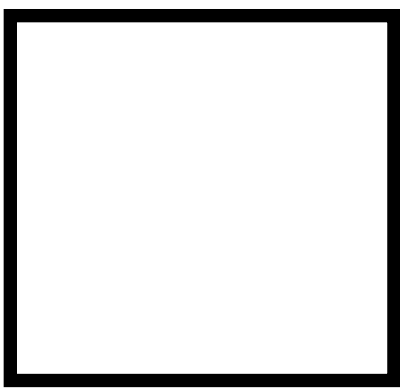
Phase G (Timeberline West) - Overview

Phase G focuses on a central open space amenity - a small park - near its center along which the phase's primary pedestrian street is located, connecting from the western edge to the town center. Additional pedestrian ways and spaces are provided, along with open spaces at Timberline and Mountain Vista, and a buffer along Storybrook.

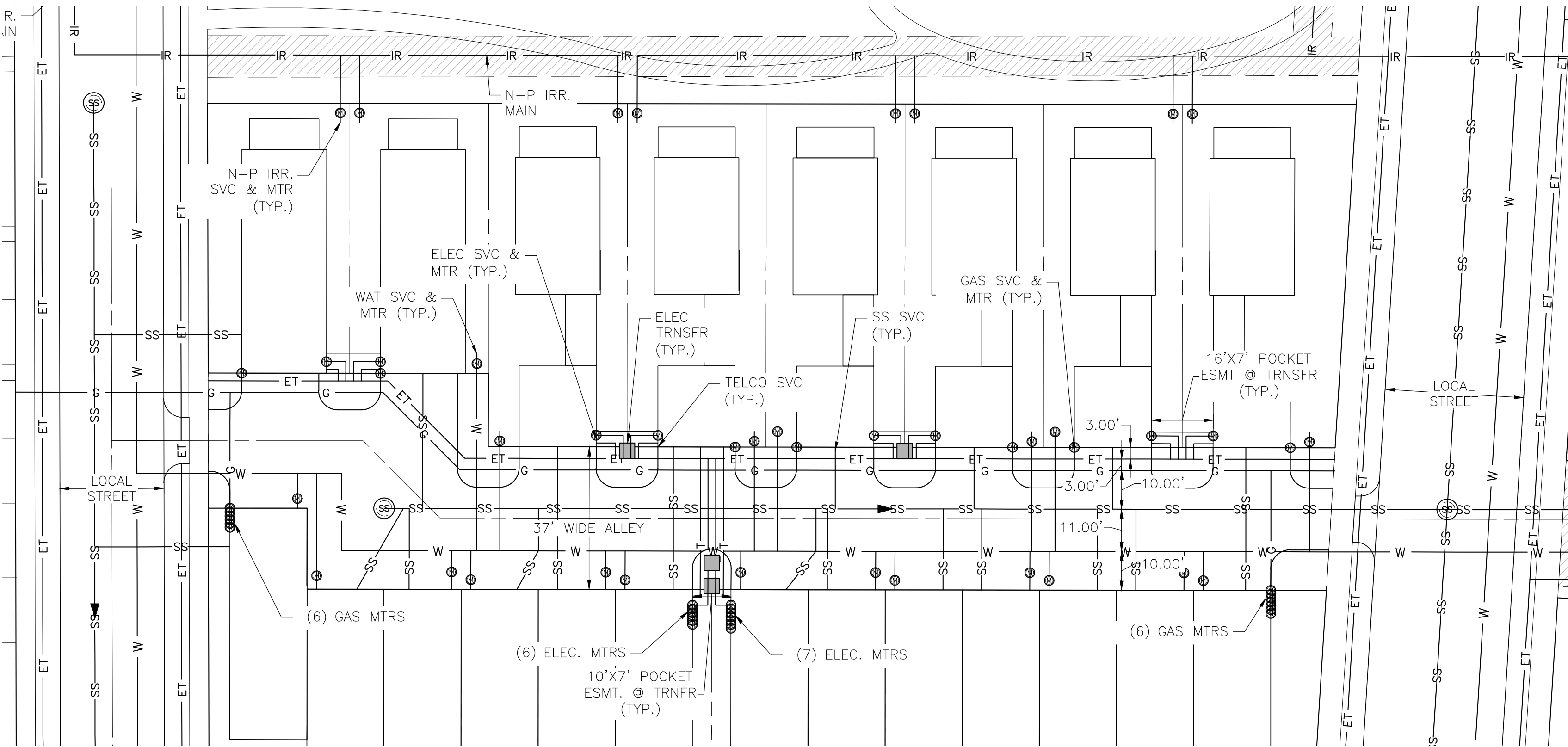
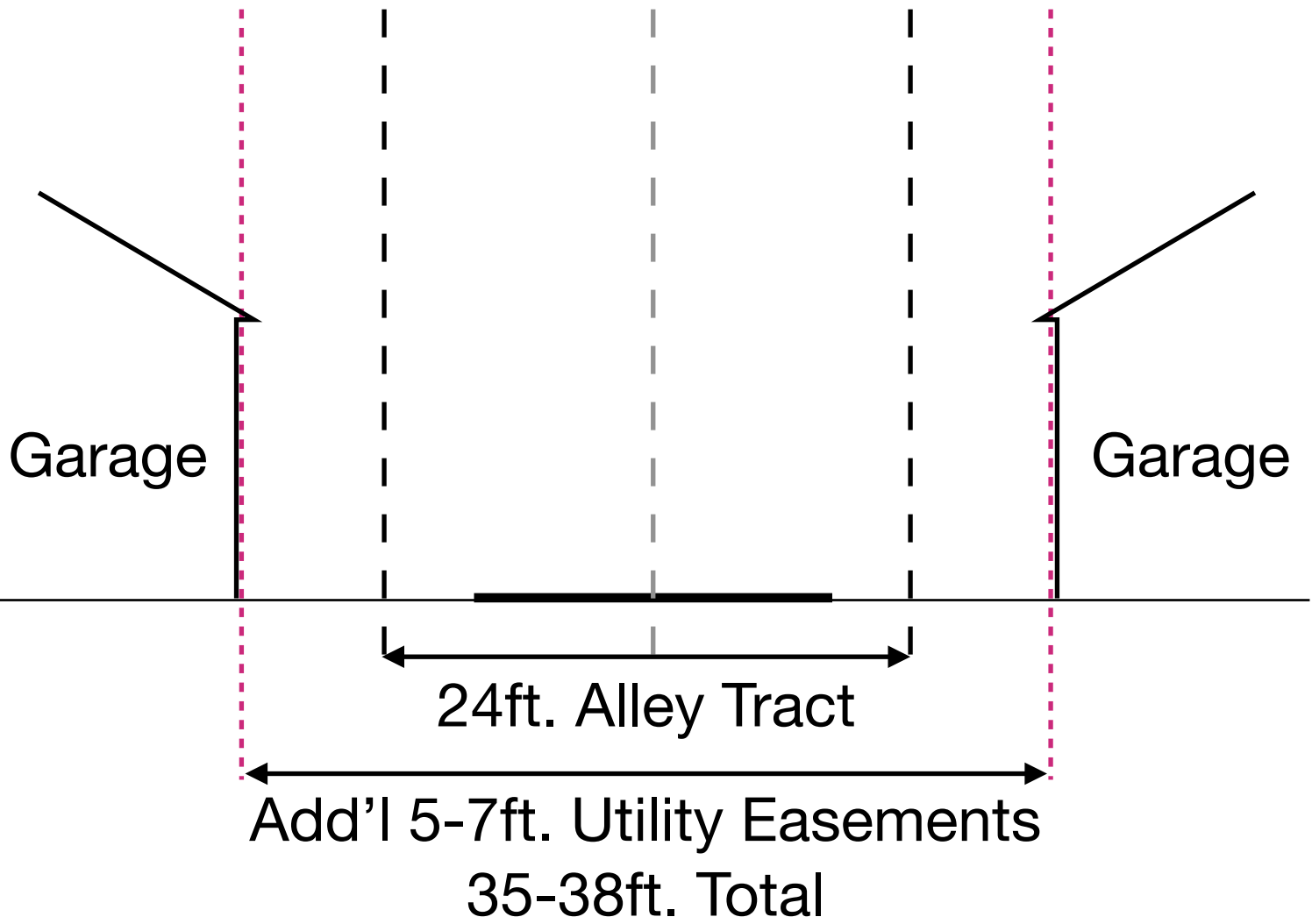


To service homes facing pedestrian ways, some utilities in Phase G are located within alleys. Where streets can be absent utilities, they are omitted, however streetlights will still require power. Non-potable water runs primarily in the pedestrian ways and in alleys where sewer and water are in the street.

An arterial power easement is available along Mountain Vista and along the west side of Timberline, to service more significant service needs for the development.



Previous discussions with utility providers concerning pedestrian ways resulted in a desire to locate utilities within alleys where homes face onto pedestrian ways. Martin/Martin produced the drawing to the right to illustrate the agreed upon outcome. Below is a diagram illustrating a proposed means of achieving the required utility space by combining a 24ft. alley tract with additional utility easements to provide the space needed. The discussions included space for gas service which may not be needed in every alley, in which case the easements may be narrower.



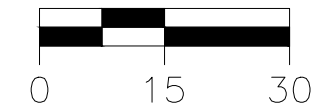
NOTES:

1. UTILITY METERS SHALL NOT BE LOCATED BEHIND WALLS OR FENCES.
2. WATER METERS SHALL BE INSIDE SET WHERE ALLOWED BY THE WATER DISTRICT.
3. WHEN WATER METERS ARE LOCATED SIDE BY SIDE, THEY SHALL BE STAGGERED TO ALLOW FOR MAINTENANCE OPERATIONS SUCH AS METER OR PIT REPLACEMENT.

MONTAVA PHASE 1A
AREA C
UTILITY EXHIBIT

SINGLE FAMILY LOTS ALLEY LOADED WITH GREENWAY FRONTING LOTS.

TOWNHOME LOTS ALLEY LOADED WITH LOCAL STREET FRONTING LOTS.



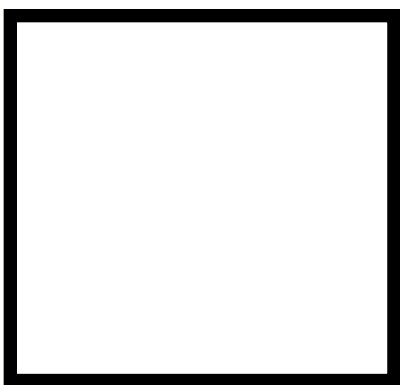
SCALE: 1"=30'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

REV. FEBRUARY 14, 2019
JANUARY 15, 2019

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

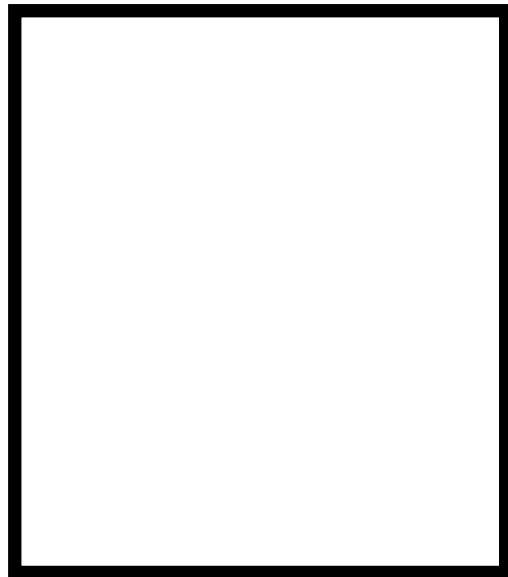
This diagram was also developed along with the prior page to demonstrate the relationship between greenways and alleys from a utility perspective.





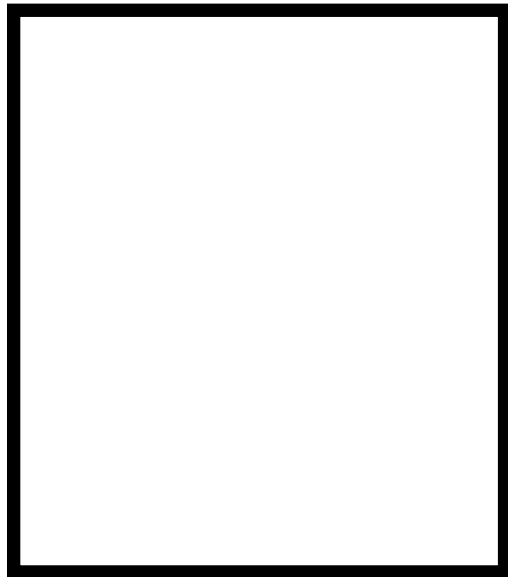
Phase E (Town Center North) - Overview

The town center and adjacent phases focus on a pedestrian street and open space network that is interconnected, offering an alternative to conventional streets. The pedestrian network includes a series of intimate plazas where path converge and connect pedestrians to and between open spaces.



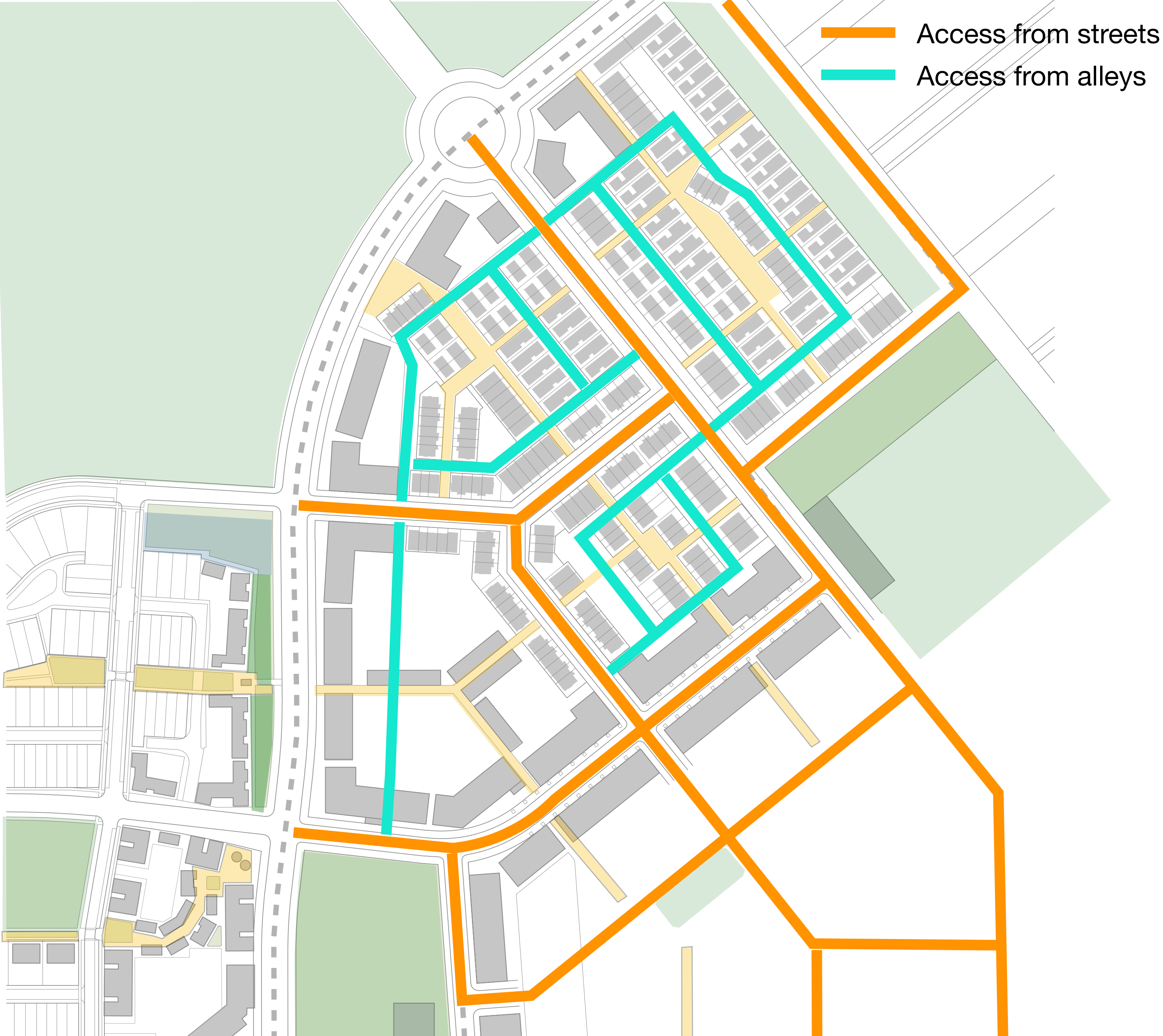
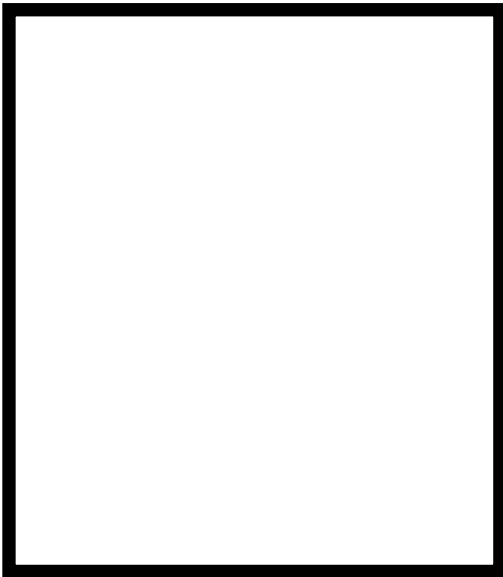
To service homes facing pedestrian ways, many utilities in the northern town center are located within alleys. Where streets can be absent utilities, they are omitted, however streetlights will still require power. Non-potable water runs primarily in the pedestrian ways. Gas is generally absent in the single family housing areas of this phase, however the main street requires gas and multi-family along Timberline may as well. Gas can run along Timberline and along the alleys parallel to main street.

An optional sewer re-alignment is noted as identified by Martin\Martin. This is the smaller of two existing sewer lines. Utility connections from Phase G to Phase E must be further accommodated.



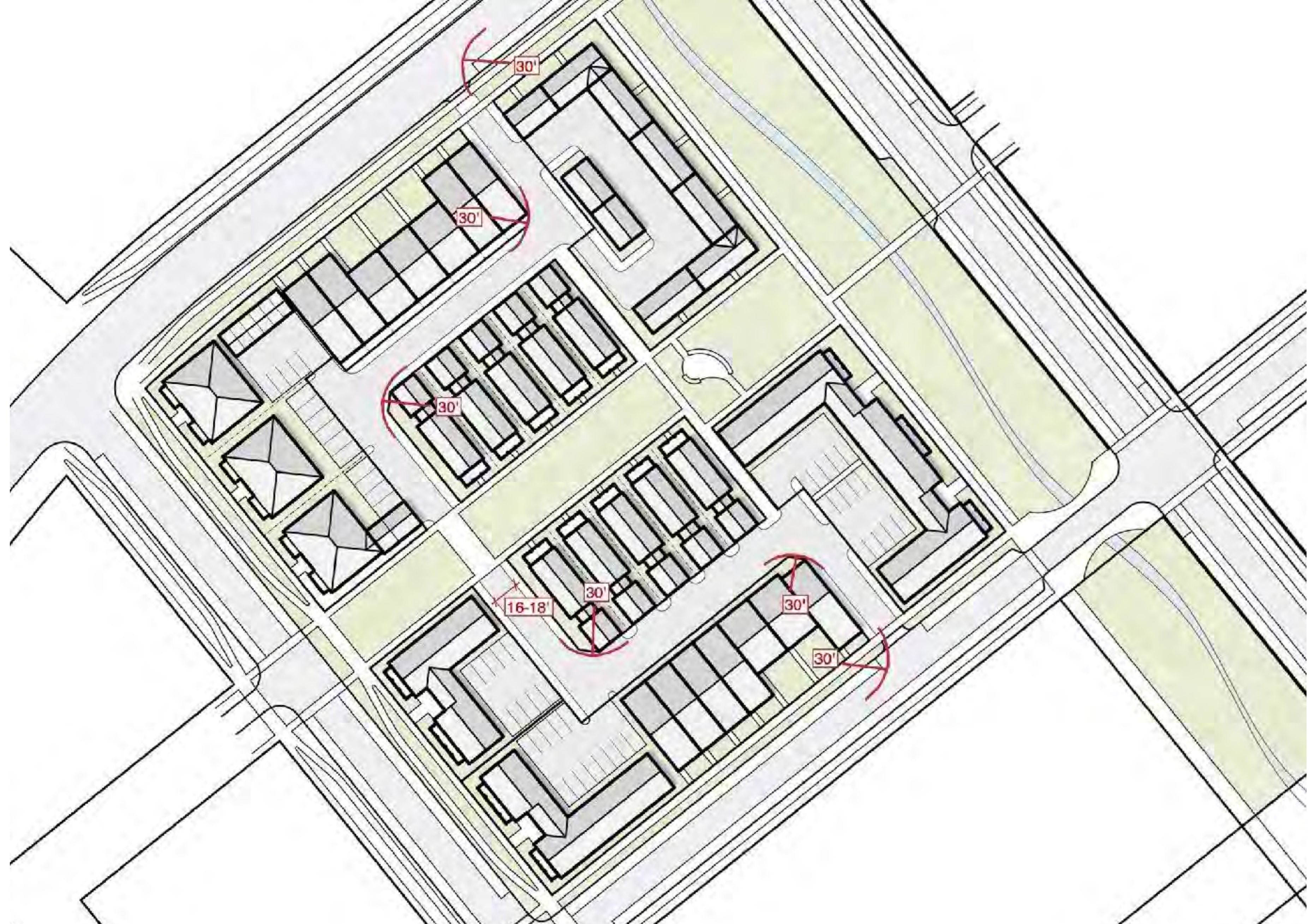
Phase E - Utilities

For buildings facing on to pedestrian ways and the arterial portion of Timberline, fire access must be provided from alleys. Additional access is available from streets, particularly along main street which will include larger buildings requiring wider access availability. In prior discussions, the Fire Chief agreed to an approach that provides an 18ft wide paved path with a 30ft inside turning radius within alleys.




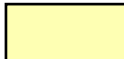
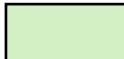
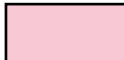
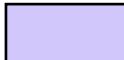
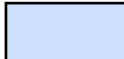
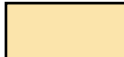
Fire Access

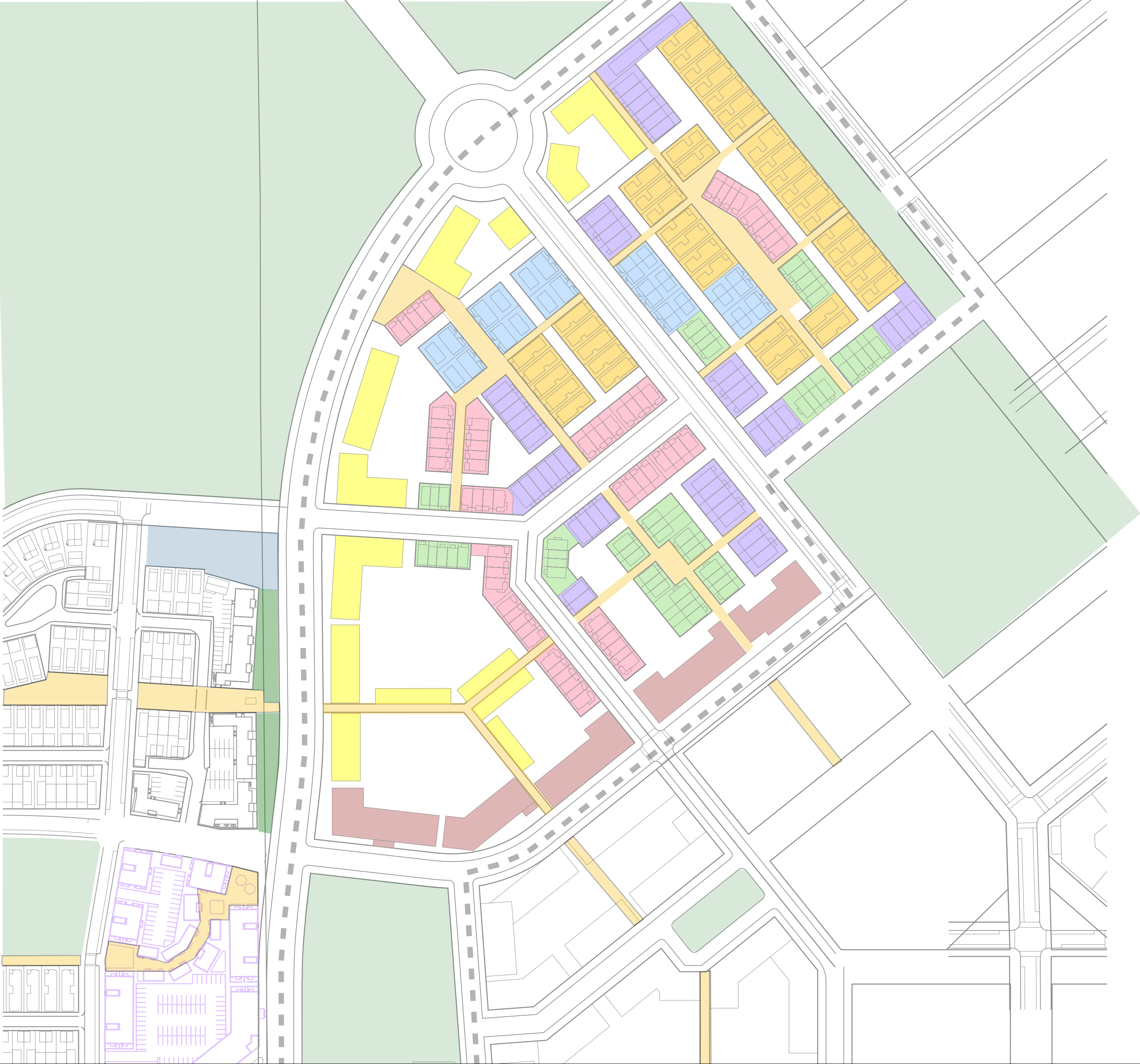
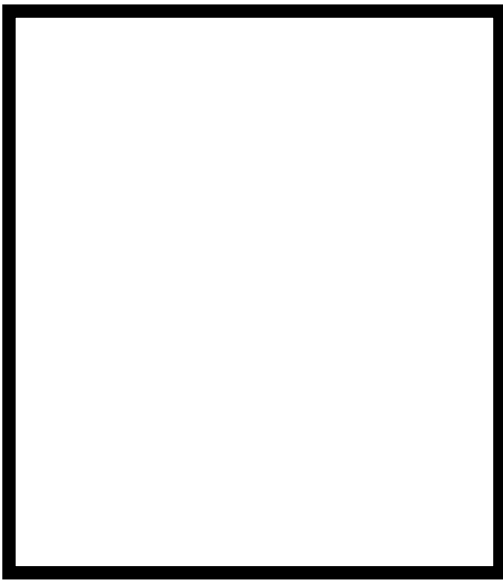
This diagram was developed to review fire access considerations with the Fire Chief. This was verified as acceptable, with a note that any multifamily buildings may be individually evaluated (however he noted that these appear to comply as well).



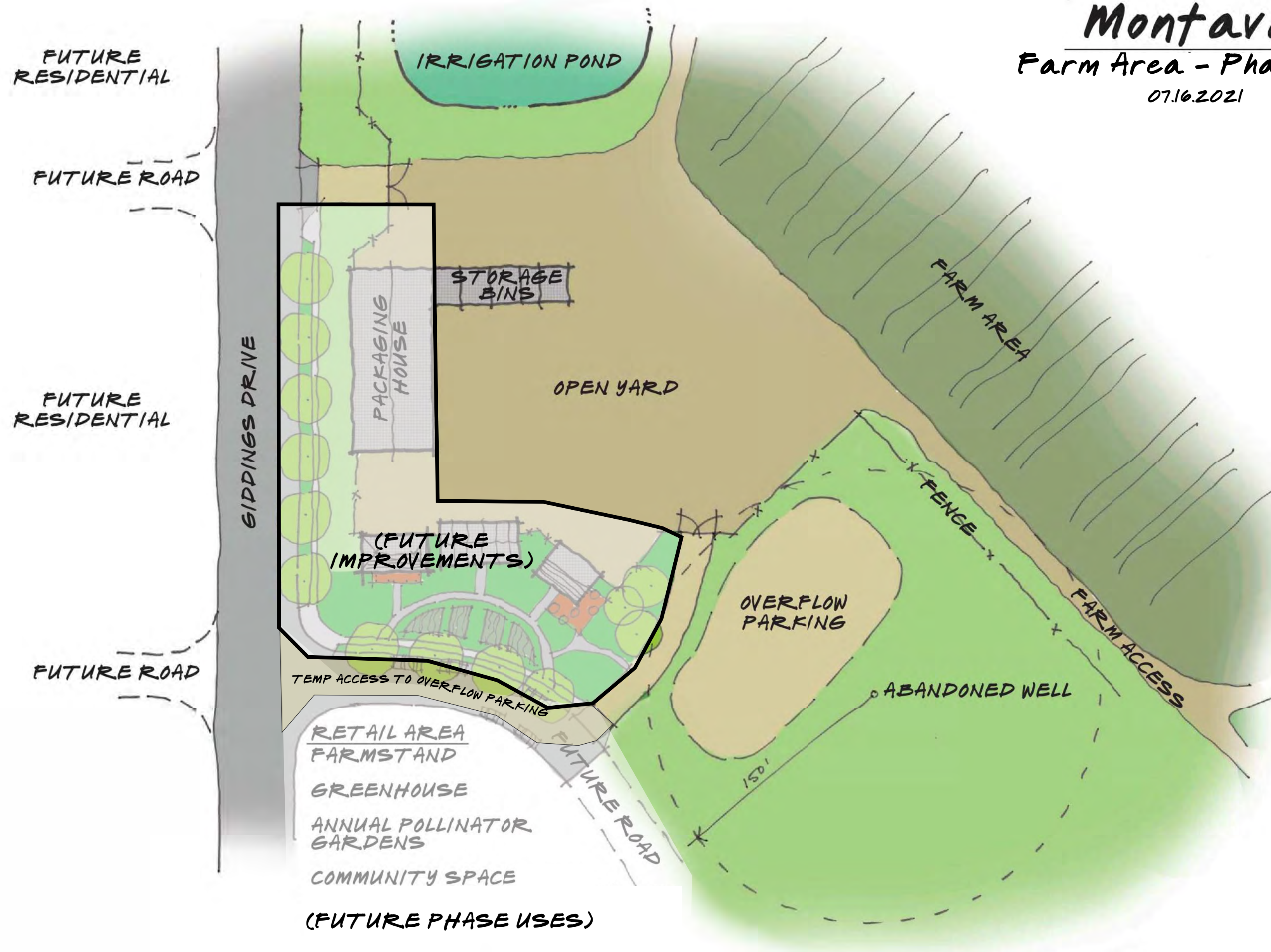
Typical Alley Fire Access Detail

The program represents a mixture of 5 single family unit types, multi-family, and mixed-use. The mixed-use buildings include some multi-family units within the multi-family count total. Multi-family is provided as a range, the low end representing principally 2 story buildings and the upper range principally 3 stories. The code allows for greater capacity and further parking analysis will determine the potential yield. Preliminary parking analysis has been completed for this program.

- 72,000 sq.ft.  GF Mixed-Use
- 250-320 du  Multi-Family
- 50 du  Livework / Do-More
- 58 du  Townhome (3st)
- 46 du  Townhome (2st)
- 22 du  Duplex
- 43 du  Single Family



Montava
Farm Area - Phase One
07.16.2021



FARM Initial Improvements