

Preliminary Design Review Agenda

Schedule for 09/29/21

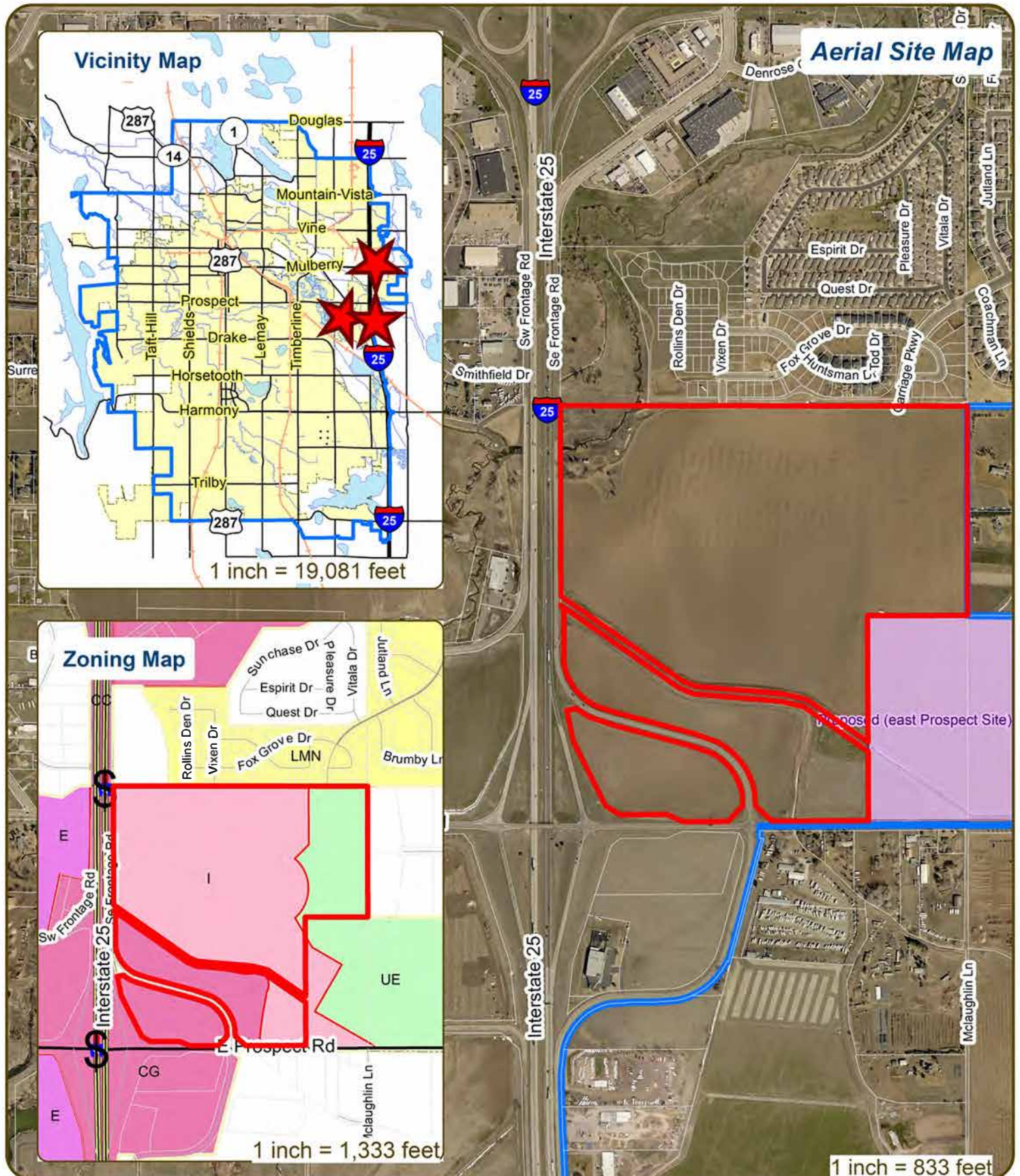
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, September 29, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	I-25 & E Prospect Rd Mixed-Use Development & Addition of Permitted Uses PDR210018	Bill Mahar 303-892-1166 bmahar@norris-design.com	This is a preliminary design review for a mixed-use development and Additions of Permitted Use at the northeast corner of the I-25 and E Prospect Rd interchange (parcel #'s 8715000009; 8715000021; 8715000022). The proposed development includes a mixture of commercial and industrial sites. 520 multi-family dwelling units are proposed, and 19 single-family detached dwellings. The applicant is seeking an Addition of Permitted Use for townhomes, hotel, and automotive sales uses in the Industrial zone district. The project would include the affiliated right-of-way improvements and the installation of utility services for the Carriage Parkway alignment (see attached submittal package for additional details). The site is directly north of E Prospect Rd and .5 miles south E Highway 14. The parcels adjacent to the project are located within the Industrial (I), Urban Estate (UE), and General Commercial (CG) zone districts. The proposed project would be subject to Planning & Zoning Commission (Type 2) Review.	Planner: Kai Kleer Engineer: Dave Betley DRC: Brandy Bethurem Harras

I-25 & E Prospect Rd

Mixed-Use Development & Addition of Permitted Uses



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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 5:00pm three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to planning@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 Prospect & I-25

Project Address (parcel # if no address) 1100 SE Frontage Rd (parcels: 8715000009, 8715000021, 8715000022)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Bryan Byler (owner),
Bill Mahar (planning consultant/representative)

Business Name (if applicable) PNE Prospect Road Holdings, LLC

Applicant Mailing Address 900 Castleton Road, Suite 118 Castle Rock, CO 80109

Phone Number 303.892.1166 (representative) **E-mail Address** bmahar@norris-design.com (representative)

Basic Description of Proposal (a detailed narrative is also required) Infrastructure Site Plan, review of conceptual site plan, discussion about exiting zoning and potential new uses

Zoning ODP **Proposed Use** Industrial, Residential, Mixed Use **Existing Use** Agriculture

Total Building Square Footage TBD **S.F. Number of Stories** TBD **Lot Dimensions** TBD

Age of any Existing Structures N/A

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? 100 yr

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

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

TBD



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
-

Prospect & I-25

September 29th, 2021

Project Narrative

(a) What are you proposing/use? *Utilize the existing zone districts approved in ODP for the site but consider additional residential and commercial uses in a couple key areas currently not permitted.*

(b) What improvements and uses currently exist on the site? *The site is a combination of Industrial, General Commercial with an Activity Center overlay, and Urban Estate and we are looking to maintain a majority of the plan as approved.*

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood. *The concept is to use the approved alignment for Carriage Road to connect existing neighborhoods to the established circulation patterns in the area. The mixed-use land use opportunities that are provided by the established zoning provide for pedestrian focused development. The existing canals offer opportunities for trails and greenways throughout the development. For specific projects we are considering structured parking approaches and shared parking where appropriate.*

(d) Describe site design and architecture. *The vision is to create a denser, mixed-use core that spans the canal in the middle of the site. Provide a thriving commercial district through high quality design that is visible along I-25 and Prospect frontages. Respect adjacent residential and school uses with a transition of compatible uses.*

(e) How is your proposal compatible with the surrounding area? *In general, yes. We have some concerns about industrial uses adjacent to high school/educational uses and would like to entertain the possibility of creating a softer transition.*

(f) Is water detention provided? If so, where? (show on site plan) *The detention shown on the concept plan is based on the approved ODP and will be refined with additional analysis and future site plan submissions.*

(g) How does the site drain now (on and off site)? Will it change? If so, what will change? *The details of the drainage will be refined as the engineering and site design are further developed.*

(h) What is being proposed to treat run-off? *The details of the drainage will be refined as the engineering and site design are further developed.*

(i) How does the proposal impact natural features? *We are looking to maintain the open canal condition that currently exists on the site. With future enhancements, we would like to make this an amenity to benefit future residence and businesses.*

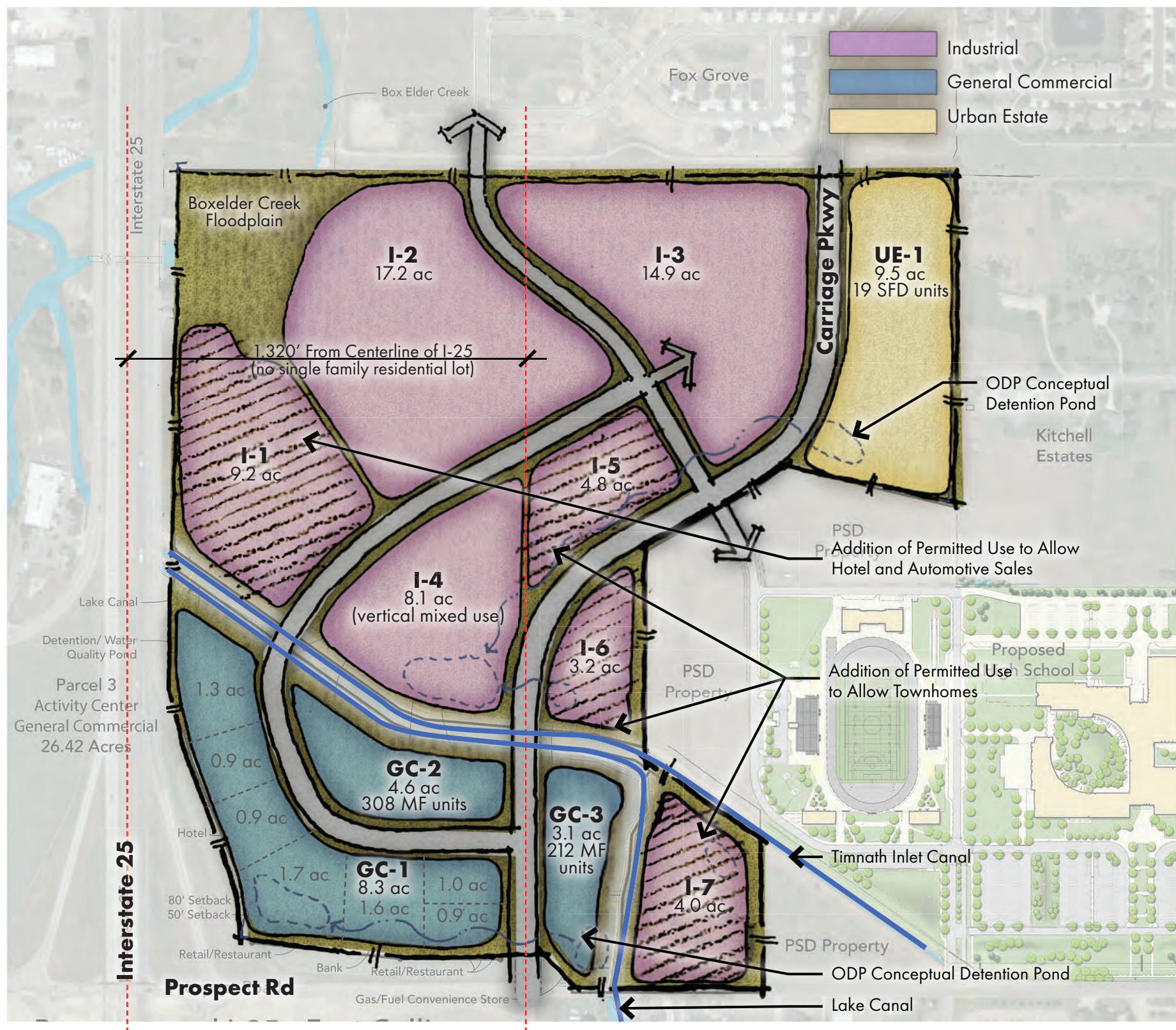
(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers? *To be determined for future construction.*

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal? *There are not any unusual factors that are impacting our proposal. As previously mentioned, we would like to consider additional land uses that are not currently allowed within the industrial zoning.*

(l) Have you previously submitted an application? *An Infrastructure Site Plan for Carriage Road was submitted to the City of Fort Collins for a Preliminary Design Review meeting on September 22nd. That meeting has been canceled and the Infrastructure Site Plan for Carriage Road will be discussed at the meeting on September 29th.*

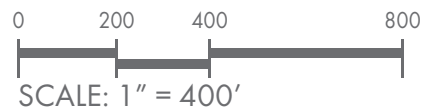
(m) What specific questions, if any, do you want addressed?

1. *Residential restriction within 1,320' of the centerline of I-25*
 - a. *Are attached products allowed in this zone (i.e. duplex, townhomes, condo, etc..)?*
 - b. *Would there be a min density needed per Activity Center overlay (12 du/ac)?*
2. *Zoning*
 - a. *Process involved with a rezoning vs addition of permitted use.*
 - i. *We would like to consider residential (townhomes) adjacent to school property instead of industrial uses.*
 - ii. *We Would like to consider a hotel and high end auto sales adjacent to I-25 instead of industrial uses.*
 - iii. *What is the general timeline of each process? Are hearings involved?*
3. *PA I-7 Access*
 - a. *Shared access with school parcel? Are there any plans for school parcel to take into account while in design?*
 - b. *Any restrictions in crossing the canals?*
4. *Drainage and Detention*
5. *Next Steps*



Prospect & I-25 | Bubble Plan

09/07/2021



PDR APPLICATION – NARRATIVE**PROJECT NAME: CARRIAGE PARKWAY AND PROSPECT ROAD INFRASTRUCTURE IMPROVEMENTS**

This narrative accompanies the application for Preliminary Design Review for the Carriage Parkway and Prospect Road Infrastructure Improvements.

This project is located in the northeast corner of I-25 and Prospect Road. The project is bordered by the Poudre School District High School on the east, Fox Grove Subdivision on the north, Prospect Road on the south and Interstate 25 on the west.

This property includes some distinct existing features. The Boxelder Creek cuts through the northwestern corner of the property. The Timnath Reservoir Inlet Canal and Lake Canal cut through the property from west to east. A large City of Greeley Waterline also bisects the property from west to east. The land is currently farmed.

The property was recently a part of an Overall Development Plan (ODP) amendment called Prospect/I-25 ODP First Amendment. This ODP laid out a master plan framework for the connection of Carriage Parkway from the existing dead end in Fox Grove to Prospect Road. The ODP also master planned the water and sewer and drainage improvements associated with future development. This land is zoned as Industrial (I), Urban Estate (UE), and Commercial (CG).

This project is proposed as an infrastructure project. This infrastructure project would design the improvements associated with the Carriage Parkway connection to Prospect Road, and any improvements on the north half of Prospect Road to build the ultimate section. These improvements will allow super pads to develop at a future date. No buildings are proposed with this infrastructure project.

This infrastructure package will include roadway improvements for Prospect Road and Carriage Parkway

The infrastructure package will include utility improvements including a sanitary sewer spine along Carriage Parkway and a 12" waterline spine along Carriage Parkway

The detention and traditional water quality ponds will be necessary in order to build the roadway improvements. As this project is a very small portion of the overall future development, Low Impact Development will be required of future development tracts. These future developments will need to account for these roadways in their Low Impact Development calculations. A portion of the site drains under I-25 into Fort Collins, and a portion of the site drains into the Town of Timnath. Off-site drainage improvements may be required in order to increase the conveyance of Timnath storm infrastructure.

This proposal endeavors to avoid any impacts to natural features, including Boxelder Creek. A bridge crossing of the Timnath Inlet Reservoir Canal and Lake Canal are anticipated. The Natural Habitat Buffer Zone (NHBZ) will need to be identified and planned for with future development proposals of the super pad tracts.

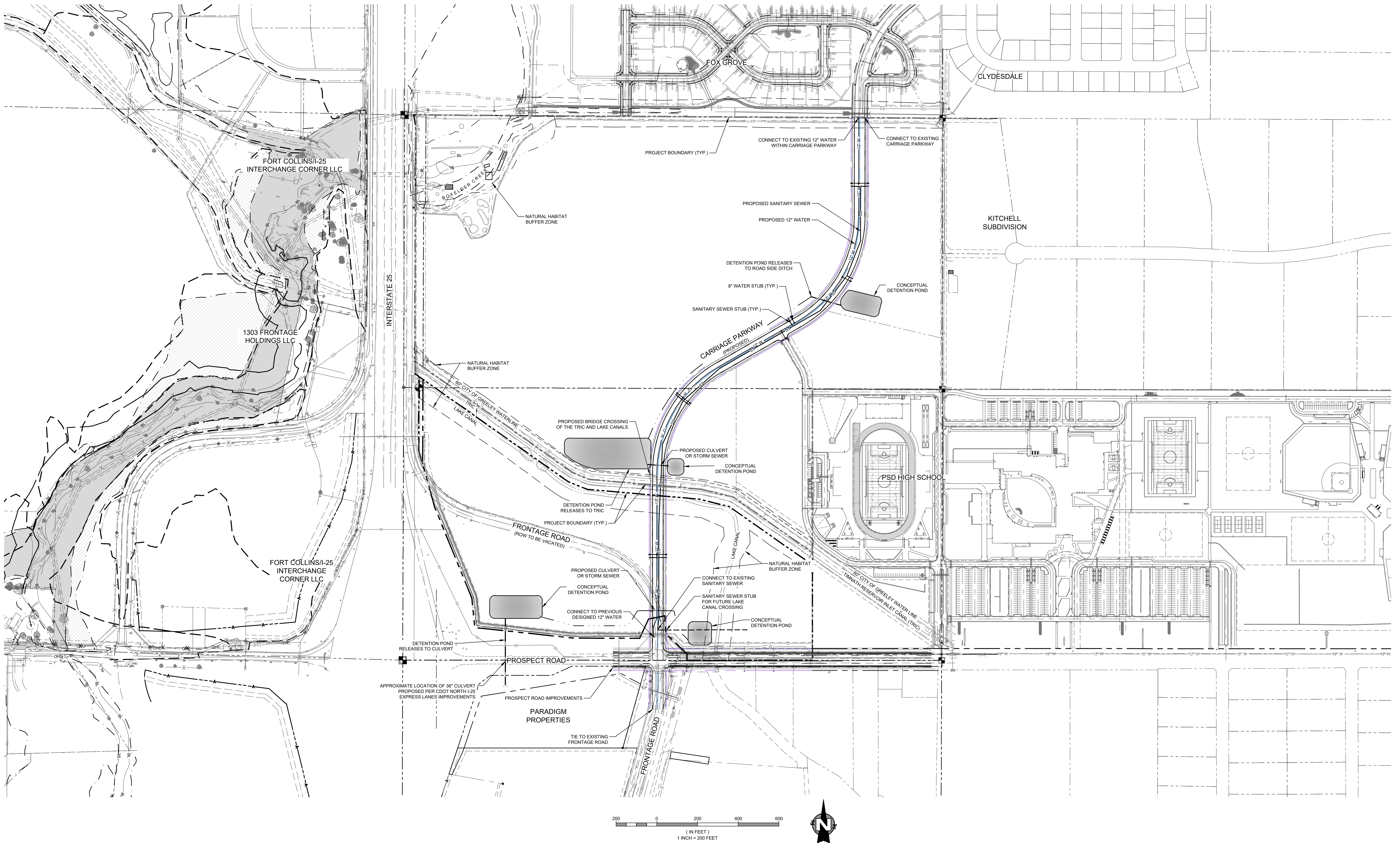
Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Stephanie Thomas, PE

Project Manager



CARRIAGE PARKWAY AND PROSPECT ROAD INFRASTRUCTURE IMPROVEMENTS
FORT COLLINS, CO
SITE PLAN
PRELIMINARY DESIGN REVIEW

AUGUST 11, 2021