

Preliminary Design Review Agenda

Schedule for 06/22/2022

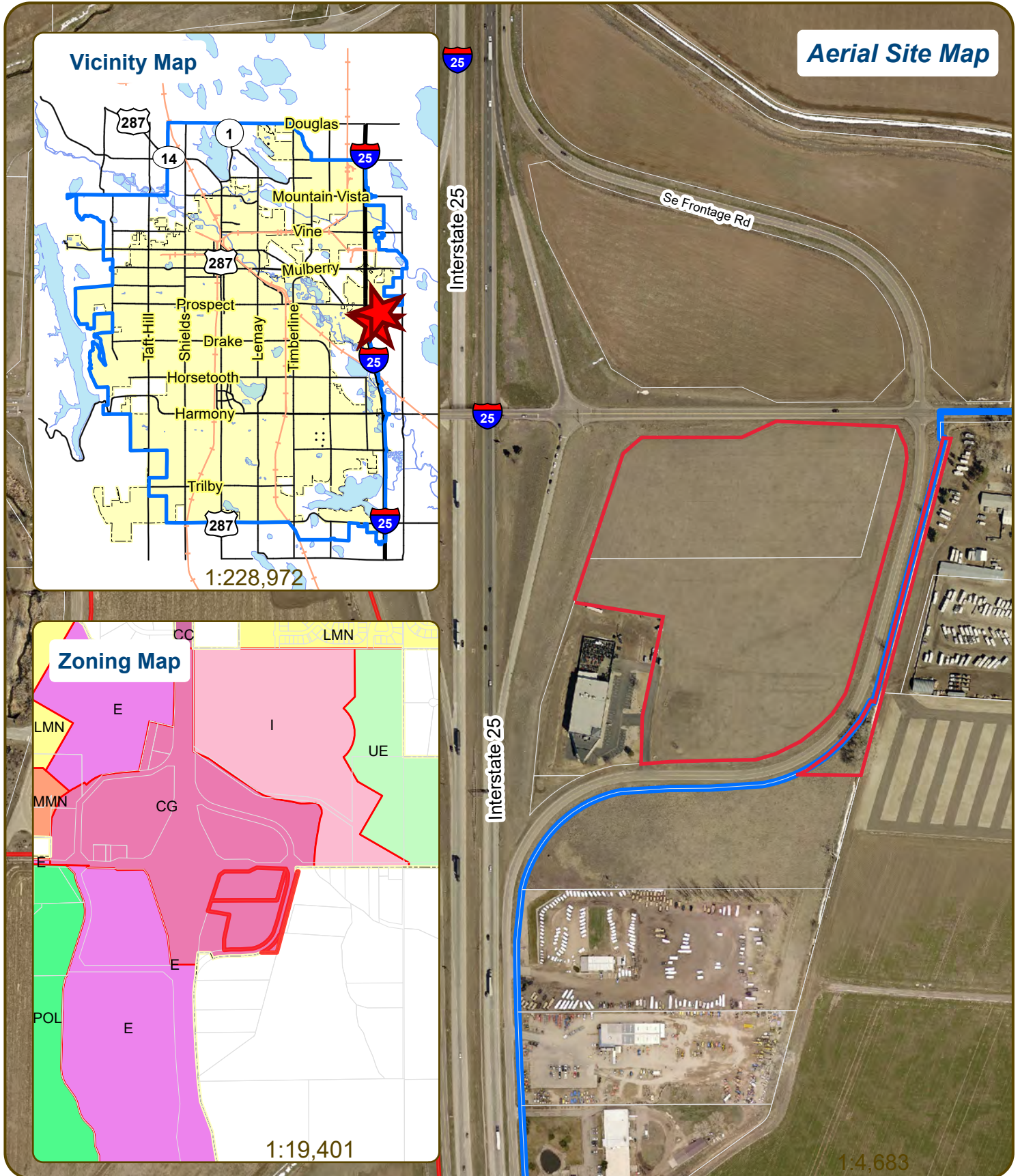
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, June 22, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	Paradigm Properties at Prospect and I-25 PDR220004	Savanah Benedick-Welch 970-541-1854 sbwelch@norris-design.com	This is a request for an Overall Development Plan for 2 parcels SE of the Prospect Rd and I-25 interchange. (parcel # 8722200013, 8722200025). The proposal includes commercial and multi-family development. Specific commercial uses include hotels, restaurants and a service and convenience store. With access taken from SE Frontage Rd. The site is directly south of E Prospect Rd and East of Interstate 25. The property is within the General Commercial District (C-G) zone district and is part of the Canyon Avenue subdistrict, and is subject to Planning & Zoning Commission (Type 2) Review.	Planner: Kai Kleer Engineer: TBD DRC: Brandy Bethurem Harras

Prospect and I-25 #8722200013, 8722200025

Paradigm Properties at Prospect and I-25



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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 _____

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)

Paradigm Property – SE Prospect & I-25

June 22, 2022

Project Narrative

(a) What are you proposing/use? *Utilize the existing zone districts approved in ODP to develop a commercial and multi-family development. Specific uses include hotels, restaurants and a service and convenience store.*

(b) What improvements and uses currently exist on the site? *The site is current used for agricultural cropland and is zoned General Commercial.*

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood. *The concept is to build a looped road from the existing SE frontage road to provide vehicular access to the site. The mixed-use land use opportunities provide for pedestrian focused 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 horizontal mixed use neighborhood that provides commercial uses adjacent to I-25 and Prospect, and high density residential on the southern half of the property adjacent to the Frontage Road. We intend to provide a thriving commercial area through high quality design that is visible along the I-25 and Prospect gateway, and a high quality multi-family residential development that provides additional housing options for current and future residents.*

(e) How is your proposal compatible with the surrounding area? *The proposed uses are compatible with the established commercial zoning of this area. The sites directly south and east are within unincorporated Larimer County and are zoned commercial.*

(f) Is water detention provided? If so, where? (show on site plan)
Detention will be provided on site. Details will be determined as the project continues.

(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? *Due Diligence research of this site indicates there are no significant natural features on this site. The site is within flood zone x and has minimal flood risk. The proposed development will include adequate detention, open space and trail connections as established by further analysis of this site's contextual impact.*

(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? *The site is adjacent to I-25 and Prospect, and the applicant team is*

aware of the additional use and design requirements of the Activity Center requirements of the Fort Collins Land Use Code.

(l) Have you previously submitted an application? *Our team has not submitted an application for this property, however, a previous ODP was approved in 2017 for this site, which reflects a similar use layout to our proposal.*

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

- 1. We are interested in any comments the City has on our current conceptual plan for this site.*
- 2. The applicant team would like to discuss drainage and detention.*
- 3. Next Steps*

