

# Preliminary Design Review Agenda

Schedule for 09/28/2022

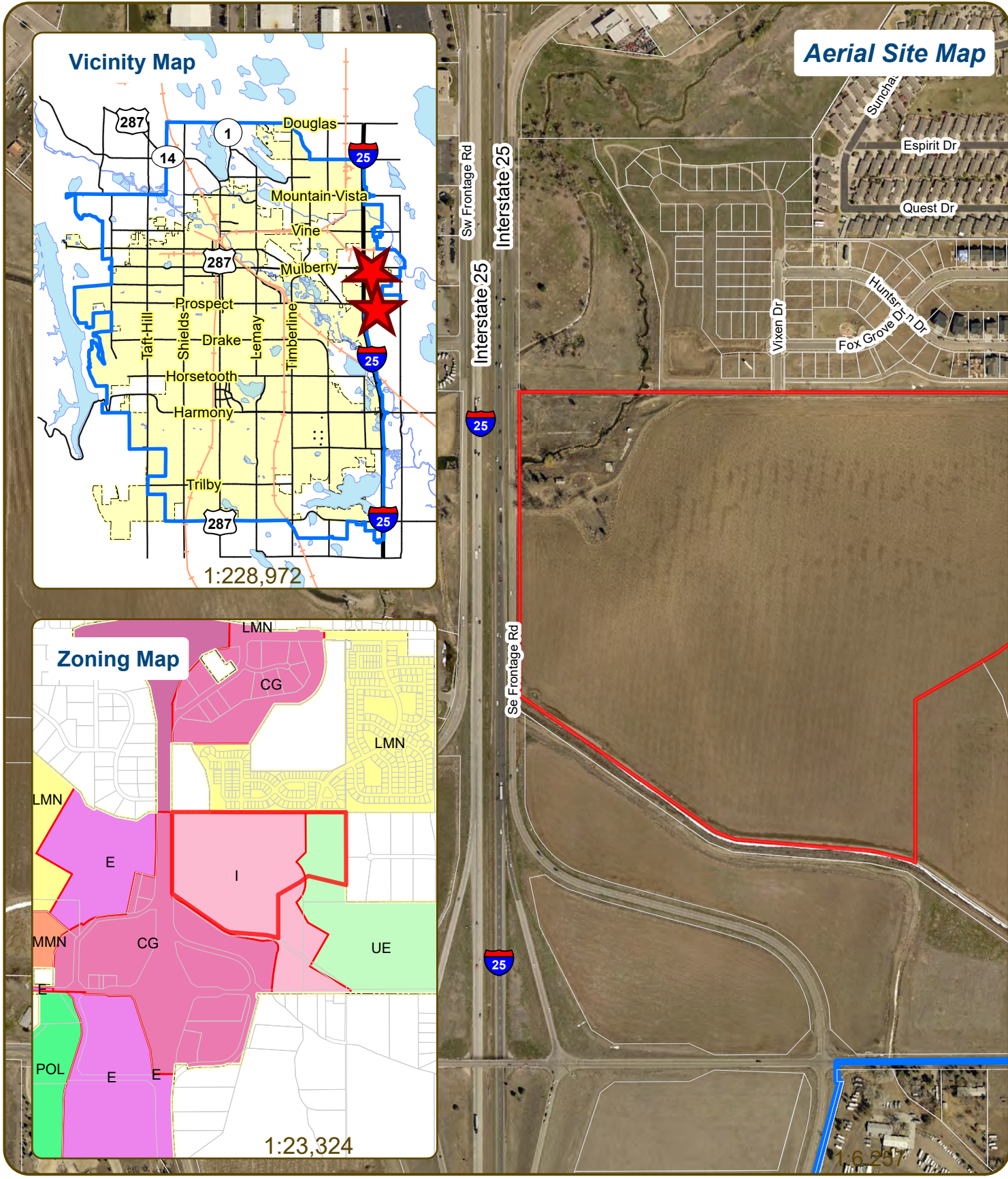
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

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## Wednesday, September 28, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	Falcon Storage PDR220011	Savannah Benedick-Welch 970-541-1854 sbwelch@norris-design.com	This is a request to develop storage facilities and industrial buildings on lots 8 and 9 of PROSPECT/ I-25 ODP. (parcel #8715300012). The proposal includes privately owned condo storage facility on vacant property. The development will offer privately owned condominium storage units which are individually sold, platted units, governed by recorded CC&Rs, and professionally managed by a Commercial Owners' Association. Units will be indoor, climate controlled and allow for personal and professional storage items as well recreational vehicles, boats, classic cars, and more. The flex industrial (reference site plan) is intended to allow unit rental for a variety of uses.. Access is taken directly from a future extension of Vixen Dr. to the east and a future street to the south. The site is directly east of Interstate-25 and approximately 0.24 miles north of E Prospect Rd. The property is within the Industrial District (I) zone district, and is subject to an Administrative (Type 1) Review.	<b>Planner:</b> Kai Kleer <b>Engineer</b> Sophie Buckingham <b>DRC:</b> Brandy Bethurem Harras

# Falcon Storage Storage Facilities



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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](mailto: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 (\$1000)** \_\_\_\_\_

**\*BOLDED ITEMS ARE REQUIRED\*** \*The more info provided, the more detailed your comments from staff will be.\*

**Project Name** Falcon Storage Condos

**Project Address** (parcel # if no address) No address or parcel number assigned currently. Property is a future site within the Rudolph Farm infrastructure project located at the Northeast corner of Prospect Road and I-25.

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_  
Savannah Benedick-Welch, Norris Design (consultant)

**Business Name** (if applicable) \_\_\_\_\_

**Applicant Mailing Address** 244 North College Ave. #165

**Phone Number** 970-541-1854 **E-mail Address** sbwelch@norris-design.com

**Basic Description of Proposal** (a detailed narrative is also required) Proposal includes a privately owned condo storage facility offering indoor, climate controlled storage units for personal/professional storage items, as well as RVs, boats, cars and more.

**Zoning** Industrial **Proposed Use** Flex industrial + storage **Existing Use** Agriculture

**Total Building Square Footage** 365,500 SF **S.F. Number of Stories** \_\_\_\_\_ **Lot Dimensions** 985,802 SF

**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? \_\_\_\_\_

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

**Increase in Impervious Area** approximately 57% **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 (\$1000).
- 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

**SEE ATTACHED PDR  
NARRATIVE  
FOR RESPONSES**

# Falcon Storage Condos and Flex Industrial

August 30, 2022

## Project Narrative

### **(a) What are you proposing/use?**

*The applicant proposes to develop privately owned condo storage facility on vacant Property. As detailed further below, the development will offer privately owned condominium storage units which are individually sold, platted units, governed by recorded CC&Rs, and professionally managed by a Commercial Owners' Association. Units will be indoor, climate controlled and allow for personal and professional storage items as well recreational vehicles, boats, classic cars, and more. The flex industrial (reference site plan) is intended to allow unit rental for a variety of uses.*

### **(b) What improvements and uses currently exist on the site?**

*This site is currently being used for agricultural purposes and does not contain any buildings or other improvements.*

### **(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.**

*Site access is provided to the storage condos from the south, with plenty of room from vehicles towing RVs, boats, etc. to maneuver and turn. Site access is also provided for the flex industrial from the east and south. The final design will meet all local, state and emergency access requirements, as required by the City of Fort Collins. Pedestrian access will also be incorporated into the final design.*

*The applicant team understands there are road connectivity requirements that may require alternative compliance. We will work with the City to create a viable alternative that meets the needs of the City and the development.*

### **(d) Describe site design and architecture.**

*The site improvements and building locations are ideally situated for this irregular shaped Property. The site is accessed from a gated entry point along Street A (commercial local street) and Vixen Drive. The west side fronts the I-25 Freeway, and for that reason, the architectural design has been enhanced. The north side is screened by buildings. A view fence will be built along portions of the perimeter property line as shown on the site plan except where buildings are located along property lines. There will be lush landscaping provided along Street A and Vixen Drive.*

*Falcon Storage Condos is a series of buildings that will use quality materials and massing strategies. Where masses meet, the design will provide interest along the views and orientations of the otherwise singular monumental mass. A series of floor to wall articulated surfaces provides an interesting visual appeal. Material masses are further broken up by pattern composition, height variation, color selection and texture variation in order to realize the engaging experience needed for an overall inviting sense of community. The flex industrial units will be larger in size and will also be located in a series of side-by-side units with shared walls.*

### **(e) How is your proposal compatible with the surrounding area?**

*This proposal is compatible with the surrounding areas as its use is allowed by right in the Industrial Zone District. Surrounding uses are anticipated to be a mix of industrial and commercial per the proposed Prospect & I-25 Overall Development Plan.*

**(f) Is water detention provided? If so, where? (show on site plan)**

*An infrastructure PDP/Final Plan application is currently in the development review process with the City. This package will include regional detention, water quality and LID facilities that will be sufficient to serve this site.*

**(g) How does the site drain now (on and off site)? Will it change? If so, what will change?**

*The site currently drains from north to south and outfalls to the Timnath Reservoir Canal (TRIC). The infrastructure package will generally preserve this flow pattern, as will the project proposed as a part of this PDR application.*

**(h) What is being proposed to treat run-off?**

*Water Quality treatment and LID facilities will be provided as a part of the larger development and are intended to provide treatment for this project.*

**(i) How does the proposal impact natural features?**

*The existing Boxelder open space to the northwest of this site is proposed to remain and will not be impacted by this development. The existing Lake Canal and Timnath Reservoir Inlet Canal (TRIC) will also remain with the proposed development.*

**(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**

*The proposed structures will be sprinkled as dictated by applicable building codes and fire codes. We will adhere to the IBC code for Type II-B Buildings utilizing a combination of fire sprinkler systems and fire barriers as required.*

**(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. We are proposing land uses that are allowed by right in this zone district.*

**(l) Have you previously submitted an application?**

*An Amended ODP and Infrastructure Site Plan for Carriage Road and the proposed road network for the Rudolph Farm overall site were submitted to the City of Fort Collins on May 24, 2022. These applications are currently in the review process and are anticipated to be approved by the end of 2022.*

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

*Will the City permit metal materials for the storage buildings, as long as all architectural standards are met?*



