

Conceptual Review Agenda

Schedule for 11/17/22

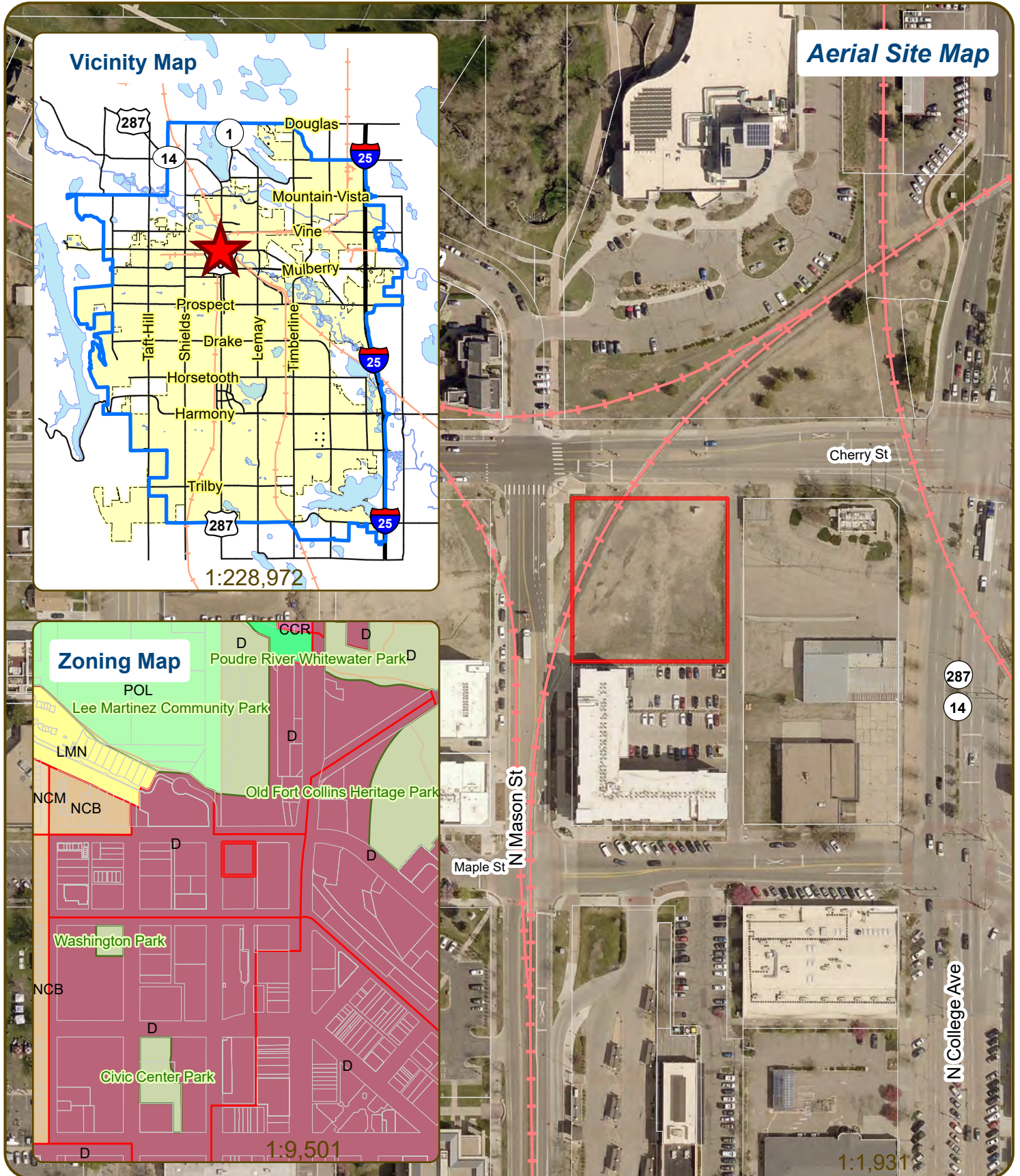
Meetings hosted via Zoom Web Conferencing

Thursday, November 17, 2022

| Time | Project Name | Applicant Info | Project Description | |
|-------|---|--|--|--|
| 10:15 | Morningstar Parking Garage Revisions CDR220089 | Jerry Blocher 720-341-7918 JerryBlocher@Haselden.com | This is a request to revise the parking garage for the Morningside housing development. (Parcel #9711150001). The applicant proposes to revise the approved parking garage design in response to railroad easement requirements. Access would be taken from the existing alley to the east connected to Cherry St to the north and Maple St to the south. The site is approximately 0.05 miles east of N College Ave. and approximately 0.30 miles north of W Mountain Ave. The site is within the Downtown District (D) zone district, North Mason Subdistrict and will be subject to a Minor Amendment Review. | Planner: Arlo Schumann Engineer: Dave Betley DRC: Todd Sullivan |

Morningstar Parking Garage Revisions

Parking Structure



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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

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 for conceptual.

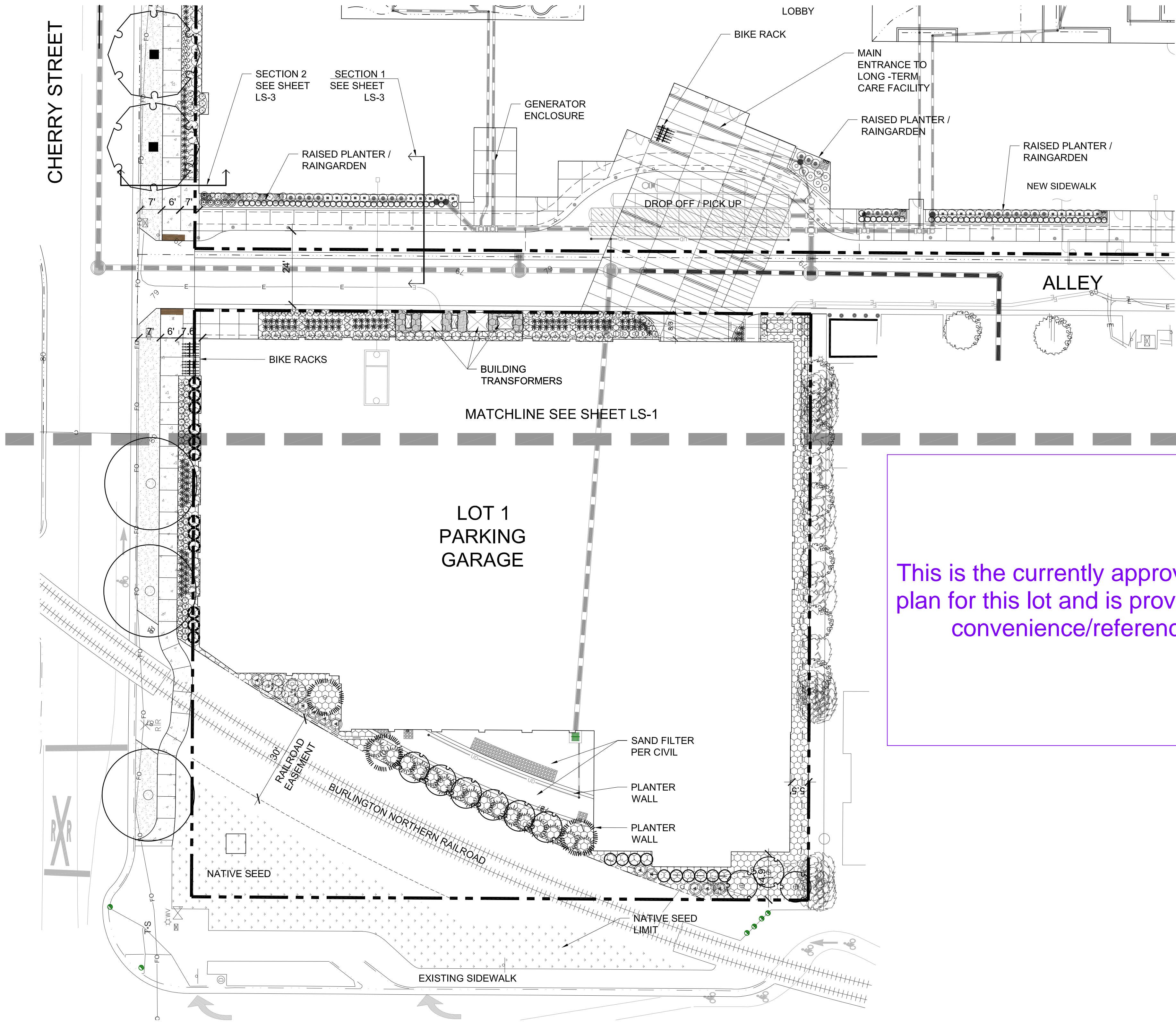
Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

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)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



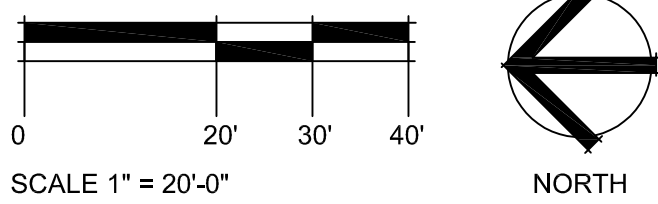
LANDSCAPE PLAN

MATERIALS LEGEND

| SYMBOL | DESCRIPTION |
|--------|--|
| | IRRIGATED TURF DURA-TURF FESCUE BLEND |
| | SMOOTH RIVER COBBLE, 1"-1.5" SIZE ALL SHRUB BEDS TO RECEIVE 3" DEPTH COBBLE OVER WEED BARRIER FABRIC |
| | SHREDDED CEDAR WOOD MULCH ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH |
| | 159 Galium odoratum Sweet Woodruff 12" o.c. |

TREE NOTES

- AN ONSITE VISIT WITH CITY FORESTRY IS REQUIRED PRIOR TO THE REMOVAL OF THE EXISTING SIDEWALK.
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- PRIOR TO DCP ISSUANCE, CITY FORESTRY MUST REVIEW AND APPROVE ON-SITE TREE PROTECTION.
- TREES, AND ALL OTHER PLANTINGS WITHIN COBBLE MULCH BEDS MUST HAVE A WOOD MULCH RING.

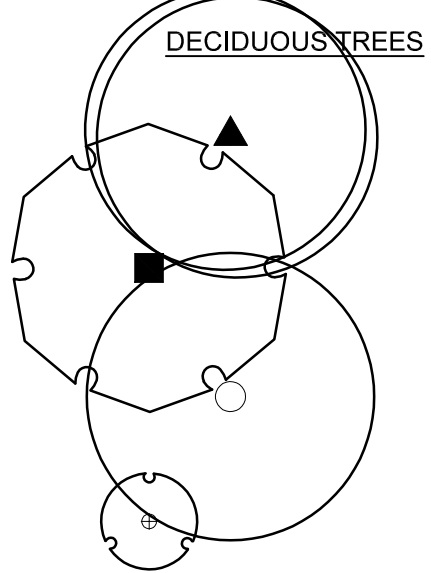


HYDROZONE TABLE

| ZONE | AREA | | WATER USE | GALLONS |
|-----------------|--------|----|-------------|-------------|
| HIGH | 1,976 | SF | 18 GAL/SF | 35,568 GAL |
| MODERATE | 6,232 | SF | 10 GAL/SF | 62,320 GAL |
| LOW | 6,232 | SF | 3 GAL/SF | 18,696 GAL |
| VERY LOW | 0 | SF | 0 GAL/SF | 0 GAL |
| TOTAL / AVERAGE | 14,440 | SF | 116,584 GAL | 8.07 GAL/SF |

NOTE:
FORESTRY WOULD LIKE TO REVIEW AN IRRIGATION PLAN AND A SITE VISIT SCHEDULED WITH THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF DRIP IRRIGATION AROUND EXISTING TREES.

PLANT PALETTE



| QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH | BIODIVERSITY |
|-----|---|--------------|--------|-------|--------------|
| 4 | Platanus x acerifolia 'Exclamation' Exclamation Planetree | 2.0" cal. BB | 60' | 30' | 8% |
| 4 | Quercus buckleyi Texas Red Oak | 2.0" cal. BB | 60' | 40' | 8% |
| 3 | Quercus muehlenbergii Chinkapin Oak | 2.0" cal. BB | 50' | 50' | 6% |
| 9 | Quercus robur x alba Street Spire Oak | 2.0" cal. BB | 35' | 12' | 17% |

EVERGREEN TREES

| QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH | BIODIVERSITY |
|-----|--|--------|--------|-------|--------------|
| 10 | Picea abies 'Cupressina' Fastigate Norway Spruce | 6' B&B | 20' | 4' | 19% |
| 14 | Picea pungens 'Isell Fastigate' Fastigate Spruce | 6' B&B | 15' | 4' | 27% |

ORNAMENTAL TREES

| QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH | BIODIVERSITY |
|-----|--|---------------------|--------|-------|--------------|
| 3 | Pinus heldreichii leucodermis Bosnian Pine | 6' B&B | 25' | 12' | 6% |
| 2 | Acer ginnala 'Flame' Amur Maple | Multi-Stem 6' Clump | 15' | 15' | 4% |
| 1 | Acer palmatum 'Bloodgood' Bloodgood Japanese Maple | Multi-Stem #15 | 12' | 12' | 2% |
| 2 | Acer tataricum 'GarAnn' Hot Wings Tatarian Maple | Multi-Stem 6' Clump | 15' | 15' | 4% |

DECIDUOUS SHRUBS

| QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|-----|--|----------------------|--------|-------|
| 8 | Amelanchier alnifolia 'Regent' Regent Serviceberry | Multi-Stem, 6' clump | 8' | 8' |
| 3 | Aronia arbutifolia 'Brilliantissima' Brilliant Red Chokeberry/Red Chokeberry | 5 gal. | 8' | 6' |
| 132 | Aronia melanocarpa Low Scape Mound Low Scape Mound Chokeberry | 1 gal. | 2' | 2' |
| 14 | Buddleja x 'Blue Chip Jr.' Blue Chip Jr. Lo & Behold Butterfly Bush | 5 gal. | 3' | 3' |
| 29 | Cornus sericea 'Arctic Fire' Arctic Fire Dogwood | 5 gal. | 3' | 3' |
| 25 | Euonymus alatus 'Compactus' Compact Burning Bush | 5 gal. | 5' | 5' |
| 7 | Hydrangea arborescens 'Annabelle' Annabelle Hydrangea | 5 gal. | 3' | 3' |
| 10 | Ribes alpinum Alpine Currant | 5 gal. | 5' | 5' |
| 9 | Viburnum carlesii Spice Baby Korean Spice Viburnum, Spice Baby | 1 gal. | 3' | 3' |
| 2 | Viburnum trilobum 'Bailey Compact' Compact American Cranberrybush | 5 gal. | 5' | 5' |
| 23 | Viburnum trilobum 'Compactum' Compact American Cranberry Viburnum | 5 gal. | 4' | 4' |

EVERGREEN SHRUBS

| QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|-----|---|--------|--------|-------|
| 19 | Arctostaphylos uva-ursi 'Woods Compact' Kinnikinnick | 5 gal. | 3" | 4' |
| 22 | Ilex x Nordic Nordic Inkberry Holly | 5 gal. | 3' | 4' |
| 7 | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 1 gal. | 1' | 6' |
| 16 | Juniperus sabina 'Calgary Carpet' TM Calgary Carpet Juniper | 1 gal. | 1.5' | 7' |
| 12 | Taxus x media 'Densiflormis' Dense Yew | 5 gal. | 4' | 4' |

GRASSES

| QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|-----|---|--------|--------|-------|
| 30 | Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Grama Grass | 1 gal. | 3' | 2' |
| 258 | Calamagrostis x acutiflora 'Avalanche' Avalanche Feather Reed Grass | 1 gal. | 4' | 2' |
| 19 | Hakonechloa macra 'Aureola' Golden Variegated Forest Grass | 1 gal. | 2' | 2' |
| 60 | Helictotrichon sempervirens 'Blue Oats' Blue Oat Grass | 1 gal. | 3' | 3' |
| 27 | Miscanthus purpurascens Flame Grass | 1 gal. | 4' | 2' |
| 147 | Molinia caerulea 'Variegata' Variegated Moor Grass | 1 gal. | 2' | 2' |
| 47 | Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass | 1 gal. | 4' | 2' |
| 10 | Panicum virgatum 'Purple Tears' Purple Tears Switch Grass | 1 gal. | 4' | 2' |
| 54 | Panicum virgatum 'Shenandoah' Shenandoah Switch Grass | 1 gal. | 3' | 2' |
| 31 | Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass | 1 gal. | 1.5' | 1.5' |
| 155 | Pennisetum alopecuroides Hameln Dwarf Fountain Grass | 1 gal. | 3' | 2' |
| 69 | Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass | 1 gal. | 3' | 2' |
| 206 | Schizachyrium scoparium 'Blaze' Blaze Little Bluestem | 1 gal. | 3' | 1.5' |

PERENNIALS

| QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|-----|--|--------|--------|-------|
| 50 | Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower | 1 gal. | 3" | 2.5' |
| 42 | Eupatorium dubium 'Baby Joe' Baby Joe Joe-Pye Weed | 1 gal. | 2.5' | 2.5' |
| 75 | Hemerocallis x 'Stella de Oro' Stella de Oro Daylily | 1 gal. | 2' | 2' |
| 57 | Heuchera micrantha 'Timeless Treasure' Timeless Treasure Coral Bells | 1 gal. | 2' | 1.5' |
| 76 | Iris sibirica 'Caesar's Brother' Caesar's Brother Siberian Iris | 1 gal. | 3' | 2' |
| 36 | Rudbeckia fulgida sullivantii 'Goldsturm' Black-eyed Susan | 1 gal. | 2' | 2' |
| 19 | Sedum x 'Autumn Joy' Autumn Joy Sedum | 1 gal. | 2' | 2' |



6-8-21

BLOCK 23-
MORNINGSTAR

Fort Collins, Colorado

HASELDEN /
MORNINGSTAR
FORT COLLINS LLC

| | |
|---------------|----------|
| CITY COMMENTS | 08/05/20 |
| CITY COMMENTS | 09/09/20 |
| CITY COMMENTS | 01/05/21 |
| CITY COMMENTS | 04/07/21 |
| FINAL DWGS | 05/28/21 |

NOVEMBER 10, 2020

LANDSCAPE PLAN
& PLANT LIST

Sheet Number: LS-2



C1 STREET GARAGE VIEW
A18 1" = 1'-0"

C2 CHERRY STREET GARAGE VIEW
A18 1" = 1'-0"

These elevations are part of the currently approved site plan and are provided for convenience/reference.

Note that the revised garage will use this same exterior finish scheme simply adapted to the new configuration.

hord | coplan | macht

1800 Wazee St, Suite 450
Denver, CO. 80202

P 303.607.0977
www.hcm2.com

PROJECT:

BLOCK 23 /
MORNINGSTAR
FORT COLLINS

FORT COLLINS, CO

OWNER:

MORNINGSTAR
SENIOR LIVING

FINAL MYLAR SET - 05-28-21

DRAWING INFORMATION:

PROJECT NO: 220023

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE:

PARKING PLAN

A18

SHEET OF



C1 GARAGE EAST ELEVATION



C3 GARAGE SOUTH VIEW



B1 GARAGE NORTH ELEVATION



B3 GARAGE WEST ELEVATION



A1 GARAGE RAMP



A3 NORTHWEST ELEVATION

hord | coplan | macht

1800 Wazee St, Suite 450
Denver, CO. 80202

P 303.607.0977
www.hcm2.com

PROJECT:

BLOCK 23 /
MORNINGSTAR
FORT COLLINS

FORT COLLINS, CO

OWNER:

MORNINGSTAR
SENIOR LIVING

FINAL MYLAR SET - 05-28-21

DRAWING INFORMATION:

PROJECT NO: 220023

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE:

PARKING PLAN

A19

SHEET OF