

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

6/21/2023 8:30 AM

Project Name

Prospect Ridge Mixed-Use
PDR230005

Applicant

Andy Reese
970-852-6858
Andy.Reese@kimley-horn.com

Planner: Kai Kleer

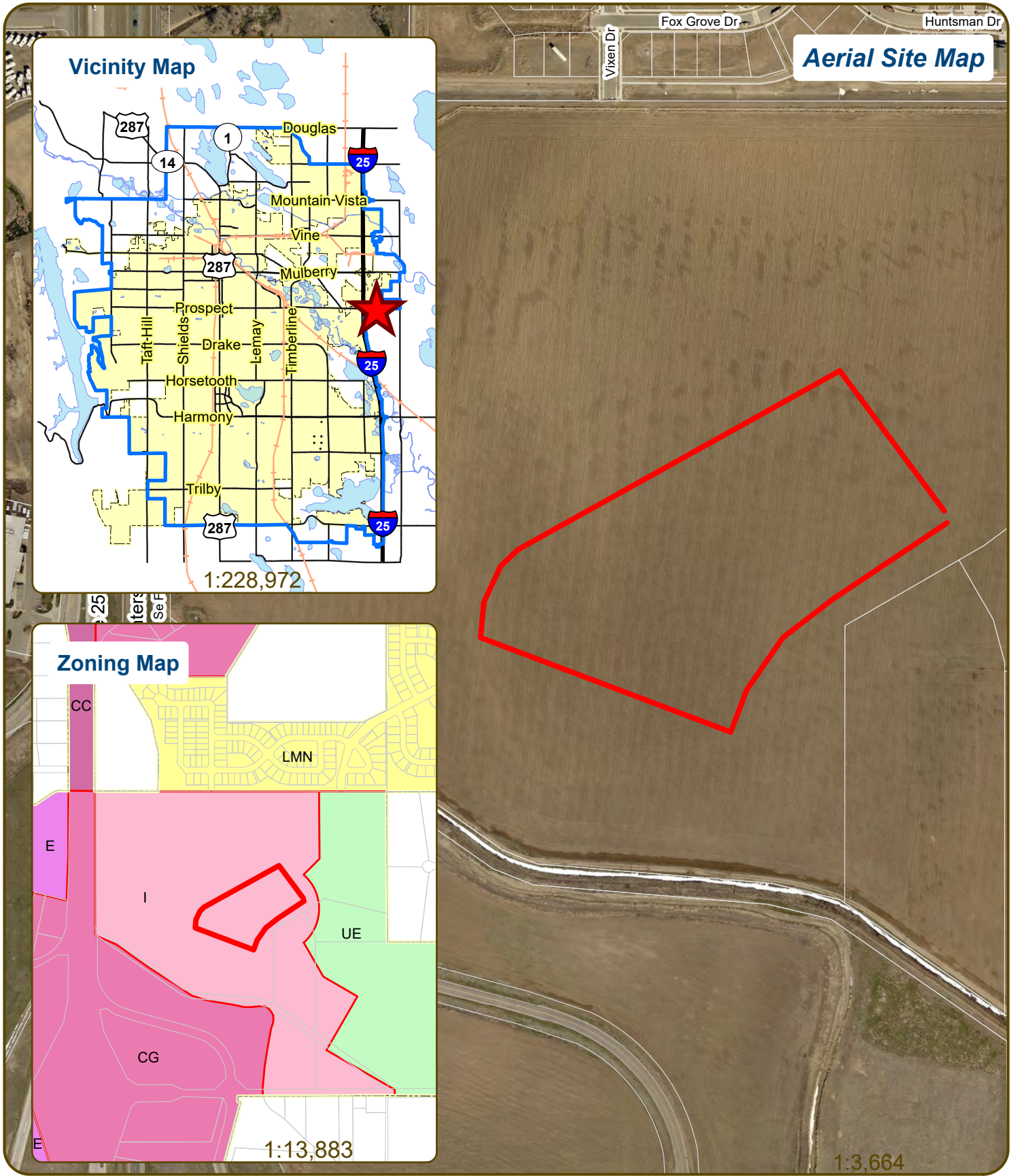
Engineer: Sophie Buckingham

DRC: Brandy Bethurem Harras

Description

This is a request to develop a mixed-use residential project on lot 10 of the Rudolph Farm Subdivision (parcel # 8715000009). The applicant proposes to develop the 9.2 acre property into an 8 building complex with 182 dwelling units and 88,600sf of Commercial/Retail Space on the ground floors. Access is taken from the future Carriage Parkway to the east and future Prospect Ridge Dr to the east. The site is approximately 0.21 north of E Prospect Rd and approximately 0.15 miles east of Interstate-25. The property is within the Industrial District (I) zone district and the project would be subject to Addition of Permitted Use (APU) Review.

Prospect Ridge Mixed-Use Mixed Use Residential



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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 (\$1,000)

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

Project Name Prospect Ridge Mixed-Use

Project Address (parcel # if no address) Rudolph Farm Lot 10

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Andy Reese - Consultant

Business Name (if applicable) Kimley-Horn and Associates

Applicant Mailing Address 3801 Automation Way Suite 210, Fort Collins, CO 80525

Phone Number 970.852.6858 E-mail Address Andy.Reese@kimley-horn.com

Basic Description of Proposal (a detailed narrative is also required) 9.2 acre development of mixed-use

Zoning Proposed Use Mixed-Use Existing Use Agricultural

Total Building Square Footage n/a S.F. Number of Stories 3 Lot Dimensions Varies

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 +/-80,000 plus homes S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Project Narrative: Prospect Ridge – Mixed-Use

(Rudolph Farm Lot 10)

(a) What are you proposing/use?

- The current proposal seeks to develop Lot 10 of the Rudolph Farm subdivision into a Mixed-Use development. The project would consist of office/retail uses throughout the site on the ground level, with residential uses on the upper floors of the proposed buildings.

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

- Undeveloped parcel currently zoned as Industrial (I).

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

- There will be an internal roadway that connects from Carriage Parkway on the east to Prospect Ridge Drive on the west. This roadway has been aligned with the access drives that are currently proposed with Lot 11 to the east and Lots 8 & 9 to the west. This drive is intended to provide connectivity through the project and help meet block requirements found in the Land Use Code.
- Outside of the internal roadway connection, parking lots are proposed that provide appropriate connections to the adjacent local roadways (Prospect Ridge Drive and the internal street)
- Strong east-west pedestrian connections have been provided along the internal roadway, through the north portion of the site, and along the south side of the development. A north-south pedestrian connection runs through the middle of the site and is expected to converge with plazas, the open space to the south, and an open space promenade to the north.

(d) Describe site design and architecture.

- As noted above, the project has sought to provide strong pedestrian and vehicular connections between Carriage Parkway and Prospect Ridge Street to reduce the scale of the project area.
- Parking lots have been placed internal to the site as much as possible, with buildings facing outwards towards the public roadways and open space.

- **Architecture is not defined at this point, but would meet Fort Collins requirements and to conform with the other architecture that is planned throughout the Prospect Ridge project.**
- ****Note – the project seeks to construct three (3) story buildings with two floors of residential over the one floor of commercial/retail. The project team understands that this would require a modification to LUC 4.28 (B)(2)(a). This is being sought for numerous reasons, including marketability, activation of the surrounding area, and transition between the taller buildings in the commercial zone to the south and the shorter residential areas to the north.**

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

- **The project intends to provide a mix of retail and residential uses, consistent with the overall Prospect Ridge project.**

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

- **Detention and water quality are being provided offsite by the master developer in detention ponds and rain gardens located south of the project site.**

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

- **Flows will follow the approved Rudolph Drainage design, with flows flowing from the north to the south. The site impervious values will conform with the approved report as well.**

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

- **Offsites extended detention basin and rain gardens.**

(i) How does the proposal impact natural features?

- **It does not impact any natural features.**

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

- **Yes, the project anticipates fire sprinklers in all of the buildings.**

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

- none

(l) Have you previously submitted an application?

- **No. First preliminary development review submittal.**

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

- **The primary question we have, aside from typical feedback on the site layout, is the desire to have three story buildings as noted above. The team has discussed this with staff in the past and understands that it is a possibility, but that it would need to be discussed at a future point. With this PDR, we are there and hope to learn more about how this can be achieved.**



PARKING CALCULATIONS:
 182 TOTAL UNITS
 96 x 1 br x 1.5=144
 52 x 2 br x 1.75=91
 34 x 3 br x 2=68
 303 parking spaces required
 88,600 sf retail
 2 spaces/1000 sf = 178
 481 total spaces required
 420 spaces provided
 +90 perimeter street parking spaces = 510

ALTERNATE PARKING CALCULATIONS:
 182 TOTAL UNITS
 96 x 1 br x 1.0=96
 52 x 2 br x 1.5=78
 34 x 3 br x 2=68
 242 parking spaces required
 88,600 sf retail
 2 spaces/1000 sf = 178
 420 total spaces required
 420 spaces provided
 +90 perimeter street parking spaces = 510

DRAWING SCALE: 1"=100'

BLDG A = 31 UNITS X 1 = 31
 1BR = 15
 2BR = 12
 3BR = 4
 Retail = 14,780

BLDG B = 28 UNITS X 2 = 56
 1BR = 16
 2BR = 8
 3BR = 4
 Retail = 13,250

BLDG C = 16 UNITS X 4 = 64
 1BR = 8
 2BR = 4
 3BR = 4
 Retail = 8,120

BLDG D = 31 UNITS X 1 = 31
 1BR = 17
 2BR = 8
 3BR = 6
 Retail = 14,870