

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

10/4/2023 8:30 AM

## Project Name

Prospect Ridge - Lot 4 Mixed-Use  
PDR230011

## Applicant

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

## Description

This is a request to develop a mixed-use residential project on lot 4 of the Rudolph Farm Subdivision (parcel # 8715000021). The applicant proposes to develop the 2.38 acre property into a building with 45 dwelling units and 15,400sf of commercial retail space. Access is taken from the future Carriage Parkway to the east and future Prospect Ridge Dr to the east. The site is approximately 0.12 north of E Prospect Rd and approximately 0.12 miles east of Interstate-25. The property is within the General Commercial District (C-G) zone district and the project would be subject to Administrative (Type 1) Review.

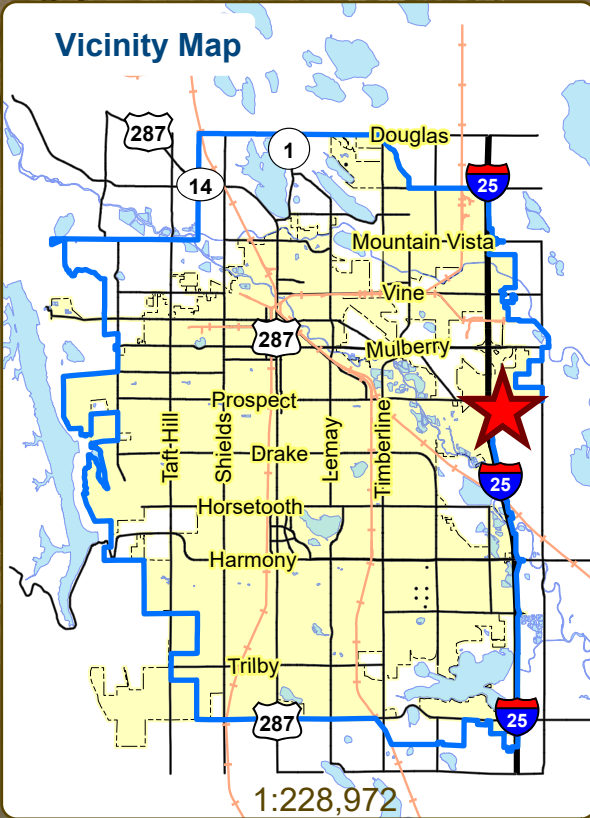
**Planner:** Kai Kleer

**Engineer:** Sophie Buckingham

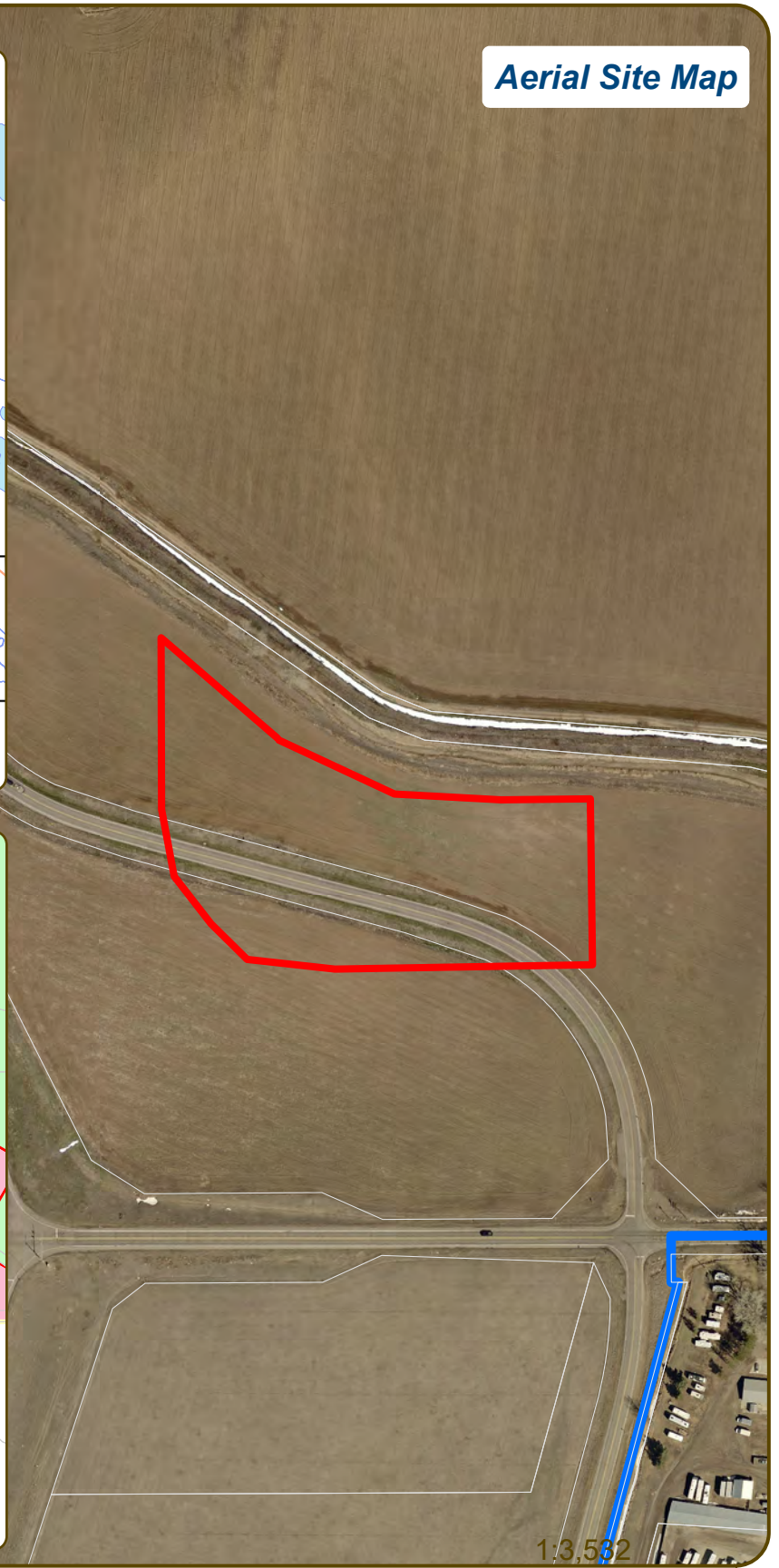
**DRC:** Brandy Bethurem Harras

# Prospect Ridge - Lot 4 Mixed-Use Mixed Use Residential

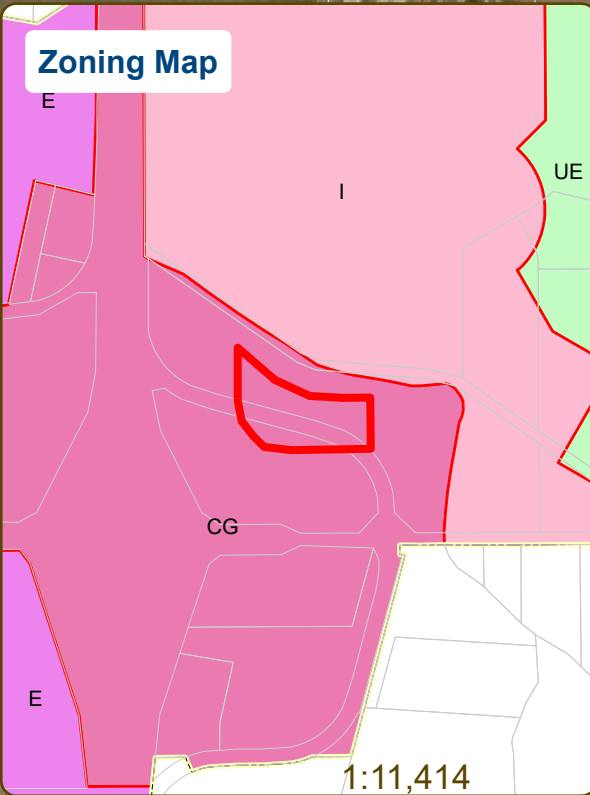
Vicinity Map



Aerial Site Map



Zoning Map



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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 - Lot 4 Mixed-Use

Project Address (parcel # if no address) Rudolph Farm Lot 4

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) 2.4 acre development of commercial lot.
Development includes one mixed-use building with retail on ground floor and three floors of residential above.

Zoning GC Proposed Use Mixed-Use Retail/Residential Existing Use Undeveloped AG

Total Building Square Footage +/- 68,000 S.F. Number of Stories 4 Lot Dimensions Varies

Age of any Existing Structures Undeveloped parcel

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 [x] 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 +/-63,000 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 – Lot 4 Mixed-Use**

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

- **GC-General Commercial zoning is the current zoning, which would be maintained.**
- **The project is proposed to be a 4-story mixed-use building, with a ground floor retail component and three floors of residential. All parking would be provided onsite in surface parking areas.**

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

- **Undeveloped parcel currently zoned as General Commercial (CG)**

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

- **Access will be provided via two access points along Prospect Ridge Drive, with a third emergency access provided from Carriage Parkway. Driveway locations will be coordinated with the access points to Lot 1.**
- **Pedestrian connections would be provided via internal walkways that would connect to the public sidewalks adjacent to the project.**

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

- **The site design will place the commercial buildings up against the intersection of Carriage Parkway and Prospect Ridge Drive. A landscape buffer is planned along the north side of the lot, providing additional buffer from the Lake Canal NHBZ.**
- **Architecture is not defined at this point but would be intended to meet Fort Collins requirements and to conform with the other architecture that is planned throughout the Prospect Ridge project.**

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

- **The project is situated at the corner of the future Prospect Ridge Drive/Carriage Parkway intersection and will continue the look and feel of the rest of the project. Ground floor retail is intended to provide services to the larger area while the residential component will add support for the commercial uses that are envisioned. While specific tenants have not been identified, the uses that are envisioned comply with the commercial zoning of the parcel as well as the overall intent of the larger project area.**



**(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?**

- Extended detention basin and rain gardens.

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

- It does not impact any natural features, but is adjacent to the Lake Canal NHBZ.

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

- Proposed building to be sprinklered as code requires.

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

- The shape of the lot is somewhat challenging, but we feel like the site layout works well and meets City intent for developments of this nature. We also expect additional screening/landscaping along the north parking lot edge to prevent headlights from glaring into the NHBZ.

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

- No.

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

- What type of access control would be needed for the emergency access to Carriage Parkway?

see  
WHAT  
COULD  
BE  
...

**LOT FOUR  
RESIDENTIAL**

UNITS: 45

15 x 1 br x 1.5=22.5

30 x 2 br x 1.75=52.5

75 PARKING SPACES REQUIRED

**RETAIL**

AREA: 15,400 SF

REQ'D: 3 SP/1,000 SF = 46.2

TOTAL REQUIRED: 122

TOTAL PROVIDED: 124

