

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

5/22/2024 8:30 AM

Project Name

Harmony and I25

PDR240003

Applicant

Kristin Turner

970.532.5891

kristin@tbgroup.us

Planner: Clark Mapes

Engineer: Tim Dinger

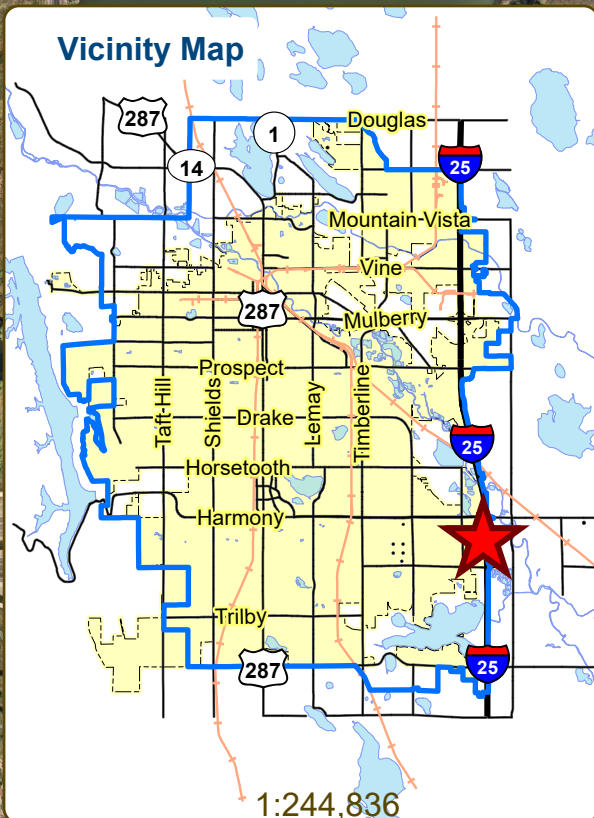
DRC: Todd Sullivan

Description

This is a request to relocate a gasoline station located at the southwest corner of E Harmony Rd and Interstate-25 (parcel #'s 8603000004; 8603000011; 8603000010). The applicant is hoping to replat the site and relocate the existing fueling station to allow for the construction of the flood channels and provide an updated service at the intersection of Harmony & I25. Access to the site is currently from the W Frontage Rd. The site is directly south of E Harmony Rd and directly west of Interstate-25. 4305 & 4315 E Harmony Rd are located within the Harmony Corridor (HC) zone district while 4325 E Harmony Rd is located within Larimer County and the project is subject to annexation and an Additional Permitted Use (APU) Review.

Harmony & I25 - Gasoline Station

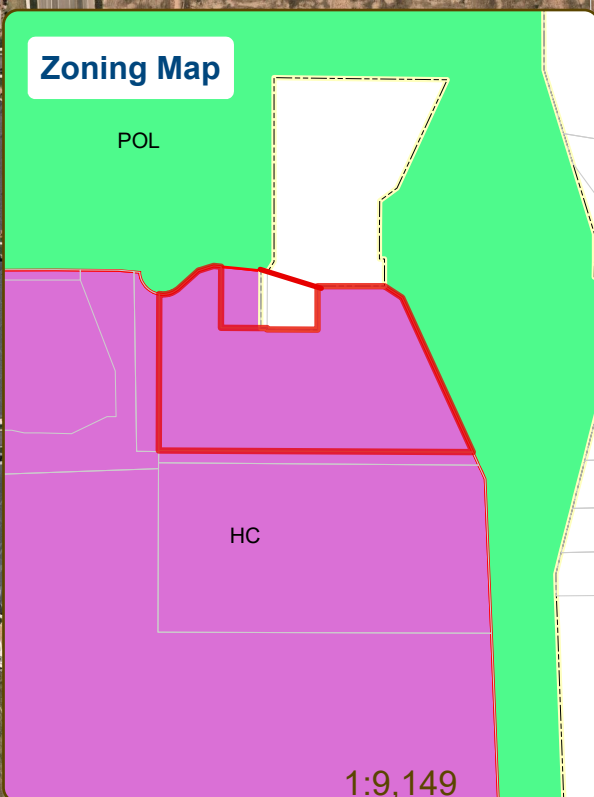
Vicinity Map



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 preappmeeting@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

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?

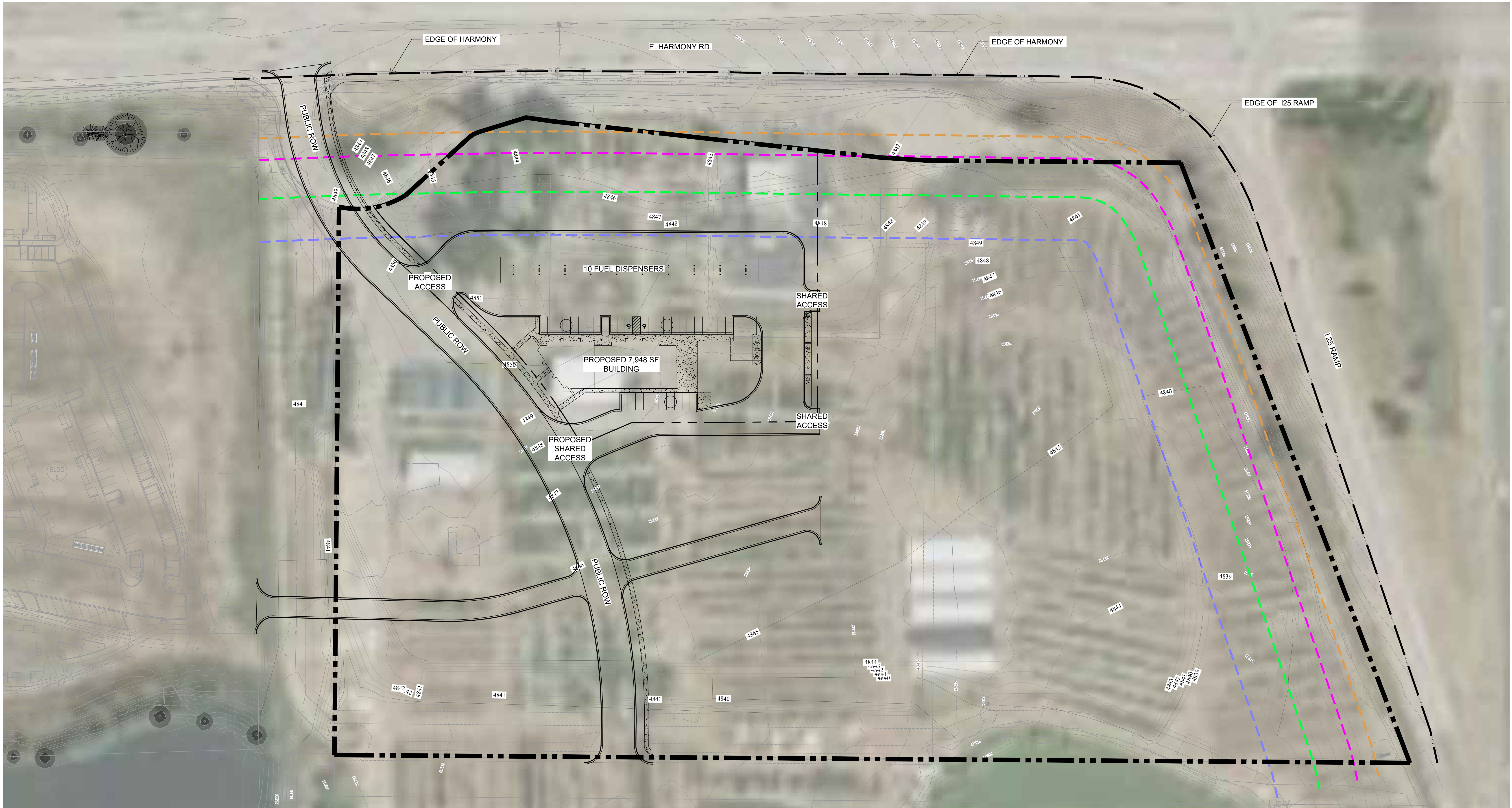
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

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)

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



HARMONY & I25

04.05.24

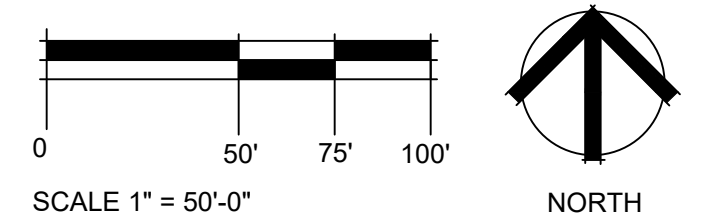
LEGEND

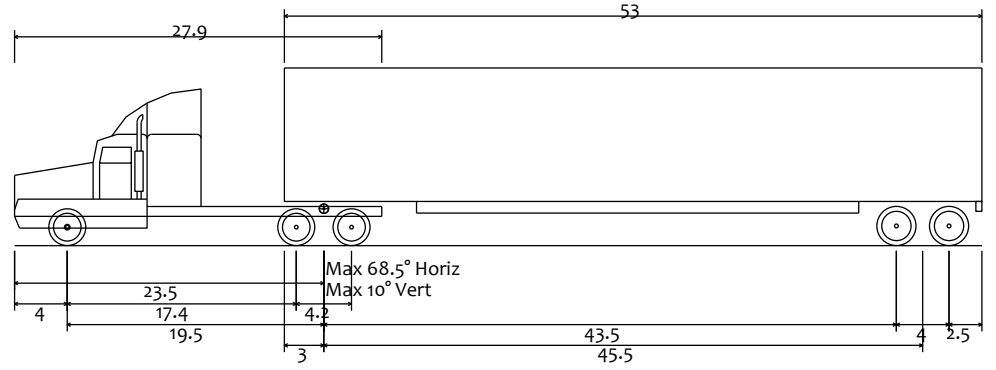
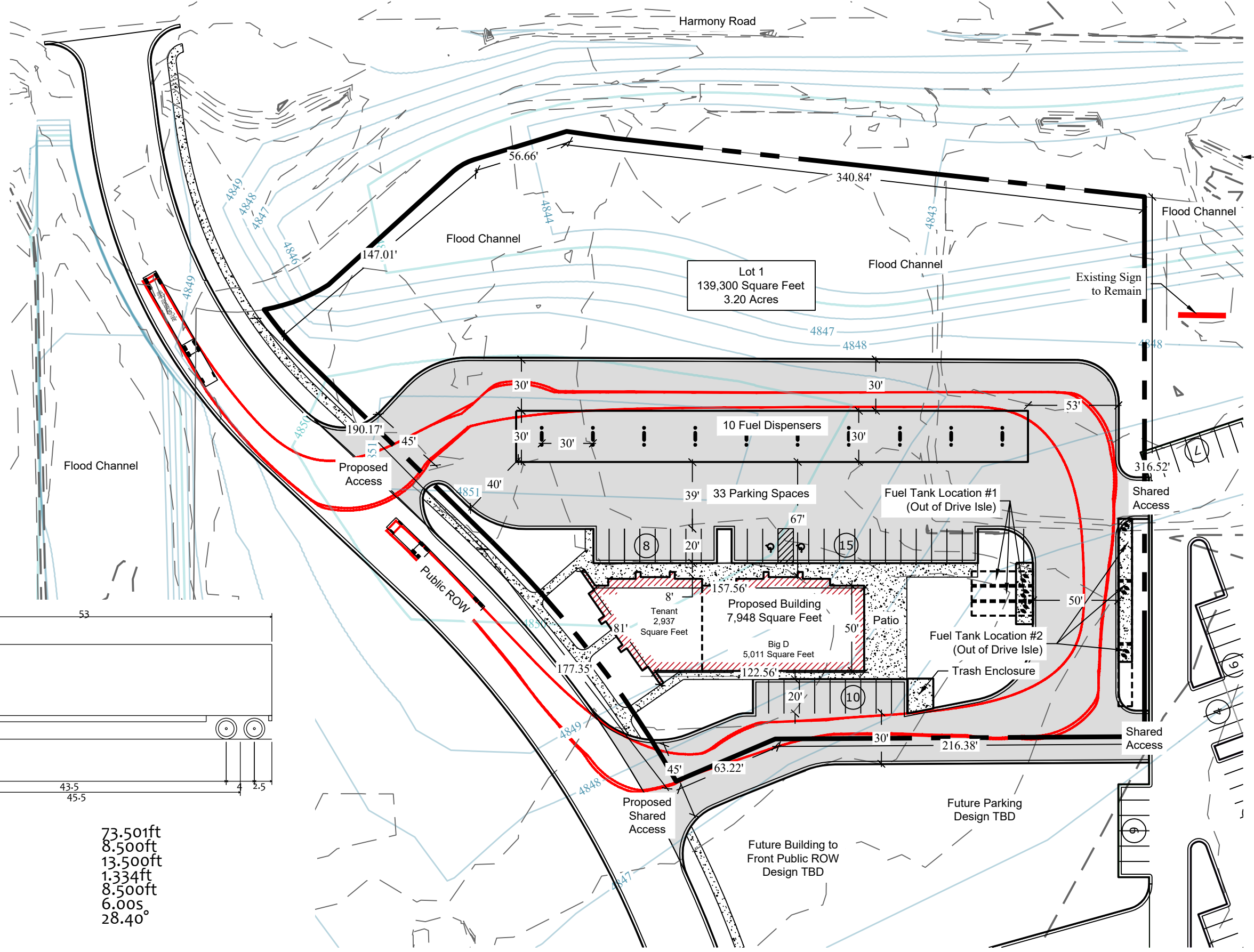
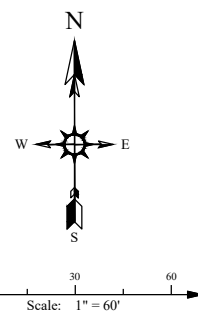
- PROPERTY BOUNDARY
 - 70' MIN. LANDSCAPED SETBACK FOR PARKING LOTS
 - 95' MIN. LANDSCAPED SETBACK FOR BUILDINGS
 - 140' AVERAGE LANDSCAPED SETBACK FOR PARKING LOTS
 - 190' AVERAGE LANDSCAPED SETBACK FOR BUILDINGS
 - EDGE OF HARMONY AND I25*
- * EDGE OF I25 RAMP IS APPROXIMATE. SURVEY DATA NOT AVAILABLE

NOTES:

1. A landscaped setback area for buildings and parking lots averaging 140 feet in depth for parking lots and 190 feet in depth for buildings shall be provided from the edge of vehicular travel lanes along Harmony Road and I-25.
2. Minimum landscaped setback depth shall be 70 feet for parking lots and 95 feet for buildings.
3. Installation of new landscaping into the setbacks required by this section is only required when development occurs adjacent to, or within 200 feet of the setback area

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 Berthoud, CO 80513 | WEB TBGroup.us





WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°

Conceptual
 03/07/2024 3:54:28 PM

Big D - Harmony Road

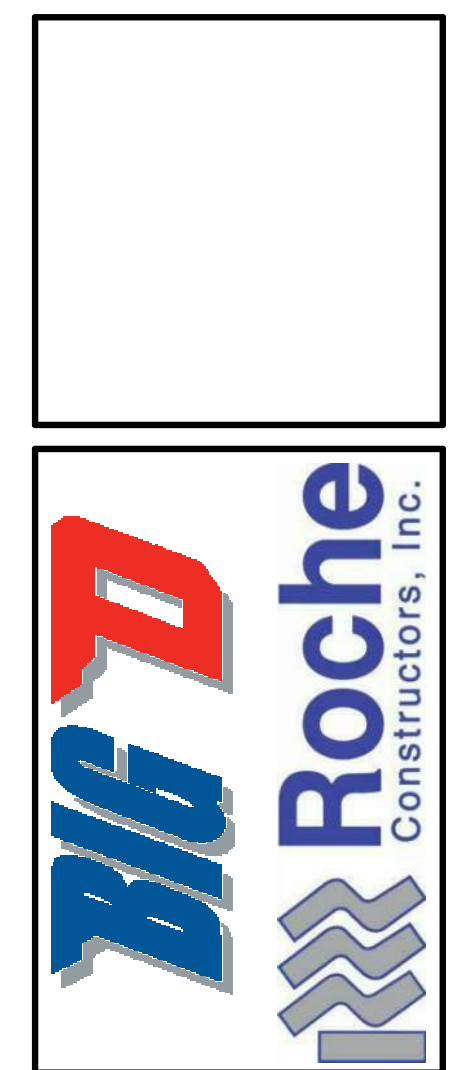
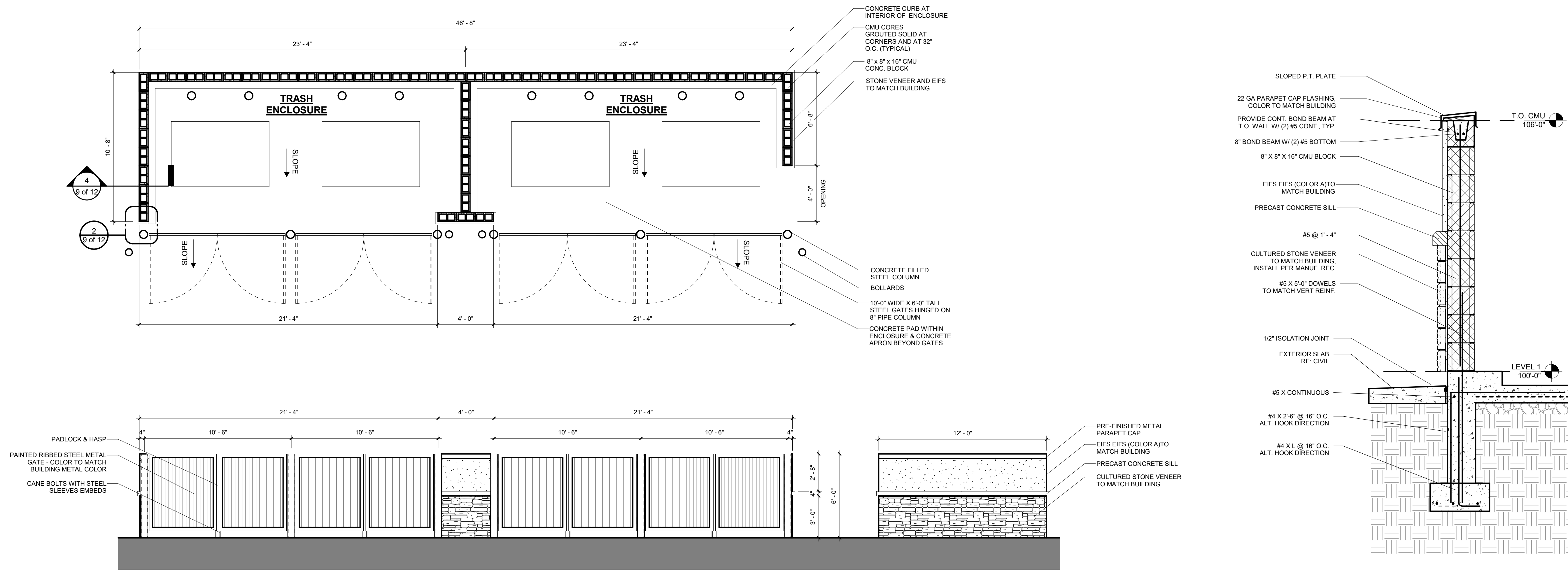
Conceptual Layout 2000



BULLDOG
ENGINEERING

970-460-0089

info@bulldogeng.com



HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
E-mail: info@hauserarchitects.com

**LOT 1B - HIGHPOINT
BUSINESS PARK - BIG D**
West Greeley Tech Center Fifth Minor Subdivision, 1st Replat
ARCHITECTURAL SITE DETAILS

NO.	REVISIONS

Project Narrative – Please include the following information:

- (a) What are you proposing/use?

The proposed uses for this property include a fuel station and future development area. The site includes a fueling station located on the county parcel. The project is visualized as a walkable with open space, services for nearby residents as well as future uses to be determined at a later date.

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

Existing uses consist of a fueling station (Solo Sailor, LLC property) and landscape company storage yard (Serfer Land Ventures, LLC property). The property is currently Harmony Corridor (H-C) except for the Solo Sailor LLC property which has Commercial Corridor (CC) zoning in unincorporated Larimer County.

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

Roadway access will be provided via Harmony Road (at the existing access location) and a connection to the future subdivision located to the west, which will connect through to Strauss Cabin Road. Road stubs will be provided along the southern property boundary to allow for future connections as well. Pedestrian connectivity will be provided throughout the project, with on-street sidewalks.

- (d) Describe site design and architecture.

The architecture style has not been determined. The site design for this property provides accessibility, allows for the development of services for nearby residents, will include high quality building design and is designed to meet the goals of the Harmony Corridor plan.

Elevations of a recent building have been included for your reference. While this is generally the proposed architectural style, there is flexibility with masonry stucco colors if necessary.

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

The proposed use (fueling station) is an existing use. The intent is to relocate the fueling station to allow for the construction of the flood channels and provide an updated, valuable service at the intersection of Harmony & I25 for both highway motorists and nearby residents. Uses for the future development area will be determined at a later date but will meet the standards of the Harmony Corridor zoning.

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

Water detention and water quality will be provided, however, the location has not been determined. The project team is currently weighing the option of having detention/WQ on each parcel vs. having a regional solution that serves the larger parcel.

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

Existing drainage patterns will be maintained, with the main modification being the channelization of floodplain flows around the project area.

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

The project will employ a combination of treatment methods, including extended detention, rain gardens and some sort of spill containment facilities.

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

There are no existing natural features within the property boundary, but future naturalized features will include the proposed flood channels and associated landscape. The flood channels are proposed as earthen berms and will include planting to naturalize the area, provide buffering from Harmony Road and I25 and to meet the intent of the Harmony Corridor Plan. Setbacks, as suggested by the Harmony Corridor Plan, have been provided as part of this proposed layout. There is an existing pond south of this property.

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

No existing structures have automatic fire sprinklers. No structures are currently planned to include 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?

Yes, a PDR was submitted in August 2021 and several conceptual review meetings have been held. All previous meetings concerned the flood channels only and did not include any on-site development as part of the review/discussion.

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

Can a building permit and occupancy permit be granted prior to the flood

mitigation channels completion? Intent is to keep the existing businesses open until the next buildings can be constructed.

What business signage will be allowed near the intersection of Harmony and the new collector road?

Will the new planned sites be able to include landscaping in the flood mitigation channel as part of their site landscaping?
