



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 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@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.

PDR150014

Section to be filled out by City Staff

Date of Meeting 7/22/15 Project Planner Jason Holland
Submittal Date 7/8/15 Fee Paid (\$500) X

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

Project Name JFK Luxury Apartments

Project Address (parcel # if no address) 139 East Horsetooth Road
2 Parcels: 9736205004 9736205041: 3.09 acres

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Owner: Butch Stockover

Business Name (if applicable)

Applicant Mailing Address 1806 Westview Drive, Fort Collins, CO 80524

Phone Number 556-8132 E-mail Address stockover@aol.com

Basic Description of Proposal (a detailed narrative is also required) Mixed use development with commercial space and residential rental units.

Zoning E Proposed Use Mixed use: commercial and residential Existing Use Undeveloped

Total Building Square Footage 150,000 sf S.F. Number of Stories 4-5 Lot Dimensions Approx. 700' x 255'

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.

Increase in Impervious Area Approximately 85,000 sf 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 (\$500).
- 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

Project Narrative

The 3-acre site is located east of JFK Parkway (JFK) just south of Horsetooth Road. Two points of access are planned. One from JFK aligned with the Great Western Bank entry on the west side and a second point of access from a private drive located just south of the US Bank building. The undeveloped property slopes to the east and overlooks The Landings residential community. A small-scale office complex is located to the north, The Wharf at the Landings condominiums are located adjacent to the property on the east, the Larimer No. 2 canal borders the site on the south and commercial development exists on the west side of JFK Parkway.

The Applicant believes the site is ideally suited for residential development and is proposing to create a unique project that fits into a market niche aimed at young professionals and empty nesters desiring high end apartments for rent. A high density residential project fits well as a transitional land use between the lower density residential areas to the east and the commercial development to the west. The site is just over a quarter of a mile from the MAX which would provide convenient transportation to Downtown and to the University. The Foothills Mall is also within easy walking distance and provides a variety of shopping, dining, and entertainment experiences as well as employment opportunities for residents. Trader Joes, a popular grocery store, is less than one half mile away while Warren Park and Collindale Golf Course, approximately one mile to the east and Landings Park, one-half mile to the south provide a variety of recreational opportunities within walking and biking distance. We believe these uses combined with employment opportunities in the area make this location ideal for apartment living.

The site is zoned E-Employment and is adjacent to the Transit Overlay District (TOD), but is not within the TOD area. The Employment District is intended for a variety of workplaces and allows 25% secondary uses. Residential uses are considered Secondary Uses except when they are stacked above a Primary Use that occupies the ground floor. The project includes two mixed-use buildings. The southerly building is a 3-story residential building with 27 dwelling units. The northerly building is partially 4-story and partially 5-story with 57 dwelling units stacked above commercial uses which occupy the first floor spaces that face JFK Parkway. The commercial tenants envisioned for the first floor are expected to include a variety of uses that will enhance the neighborhood and fit into the existing mix of uses. While there may be some office use that fits into the definition of "Primary", the space is also expected to include "Secondary" uses such as cafes, restaurants, personal service shops, health club, yoga studio, wine shop, etc. We believe market demand will drive an interesting mix of uses that will make this area of Midtown more inviting, vibrant, and financially successful.

The site is adjacent to the Central Area of the Midtown Plan and is in sync with goals and objectives of that Plan. The creative design and sustainable objectives that this project embodies are exactly what the Midtown Plan encourages. The project will provide exciting urban spaces, connectivity, and will support the MAX rapid transit system which is currently under utilized. The residential buildings are modern and sensitively designed to break-up mass, emphasize views and promote an active urban lifestyle. The design takes advantage of the sloping site by locating parking under and behind the buildings, making the automobile convenient yet subordinate to pedestrian activity. The parking is open air on the east side of the site, but fully enclosed on the side facing JFK.

In addition to the residential buildings proposed for the site there is a two-story office building planned to be located at the northwest corner of the property facing JFK. While the office building will provide approximately 8,000 square feet of Primary Use the project as currently

designed has a ratio of 22% Primary Use and 78% Secondary Use as defined by the Land Use Code, therefore a Modification will be required.

The project site currently surface drains to the east/northeast. Runoff generally flows towards Horsetooth Road and Landings Drive, passing through portions of the Wharf at the Landings, the Shores Office Park, and Fort Collins National Bank P.U.D. The site falls within the 37-acre upstream basin identified in the 1980 Supplemental Drainage Report for Fort Collins National Bank P.U.D. While historic undeveloped runoff was generally accounted for as downstream developments were designed and constructed, a means to outfall the property was not provided.

As such, this development proposes to construct an off-site private storm drain, which would extend from the northeast property corner, under the bank parking lot, and into the series of ponds and stormwater pipes residing northeast of the bank and flowing east along Horsetooth Road. Warren Lake will remain the ultimate receiving waters.

On-site detention will be provided to mitigate the increased impervious area resulting from this development. The maximum allowable release rate will be limited to the 2-year historic flow during the 100-year developed event. On-site stormwater quality and Low-Impact Development (LID) measures will also be provided, in accordance with governing regulations.



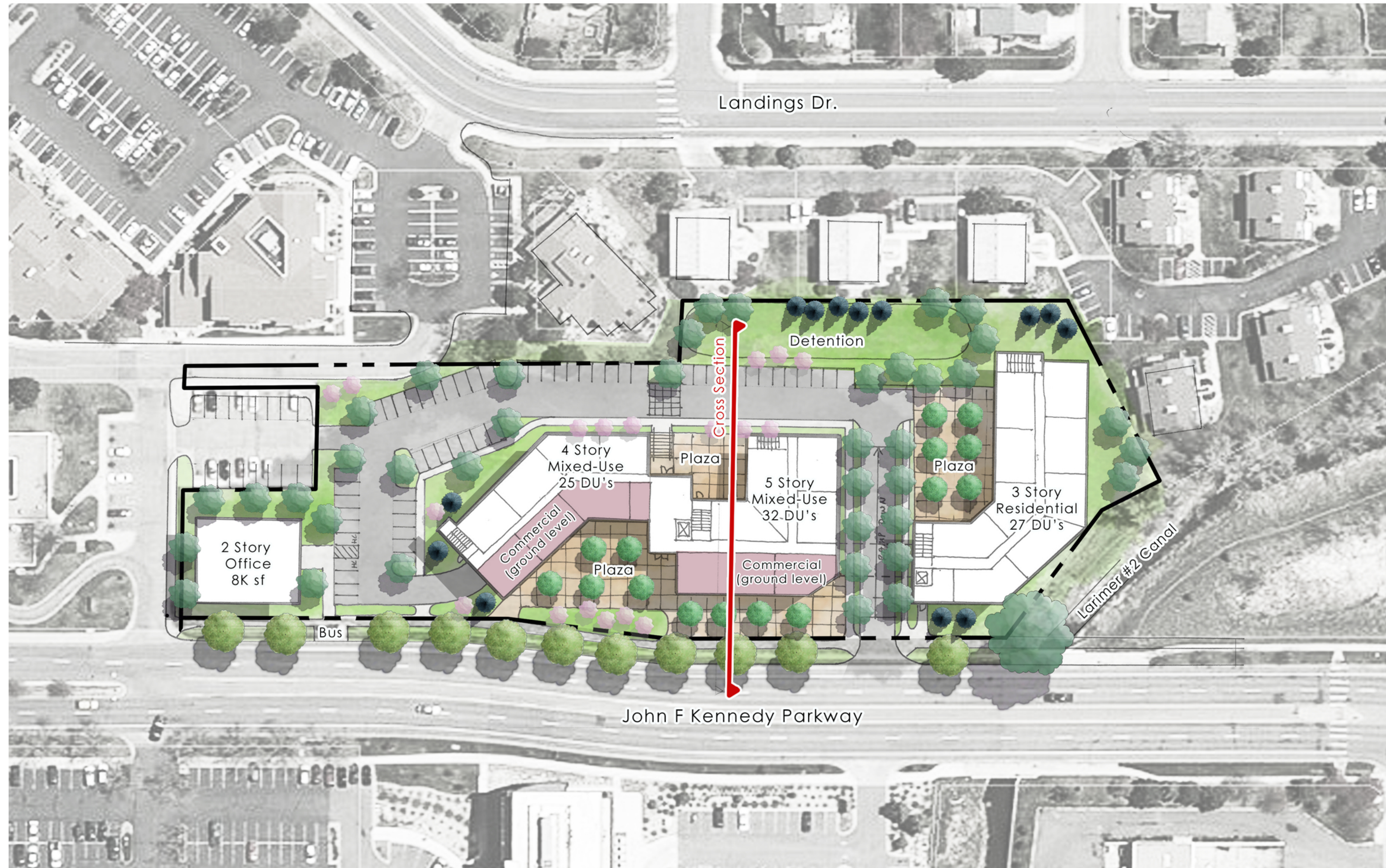
land planning ■ landscape architecture ■ urban design ■ entitlement

JFK Luxury Apartments PDR Submittal Questions.

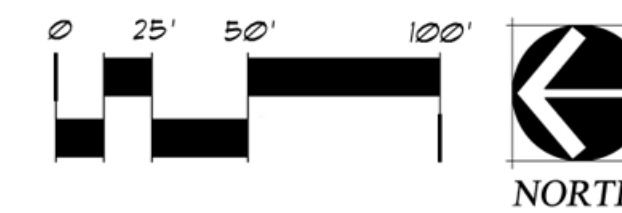
1. For the reasons elaborated in the narrative, would the City support a modification for 22% primary uses and 78% secondary uses.
2. Would the City support a modification for a 5 story building given that if the project was across the street (JFK Parkway) and within the TOD it could be up to 6 stories?

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com



Site Plan

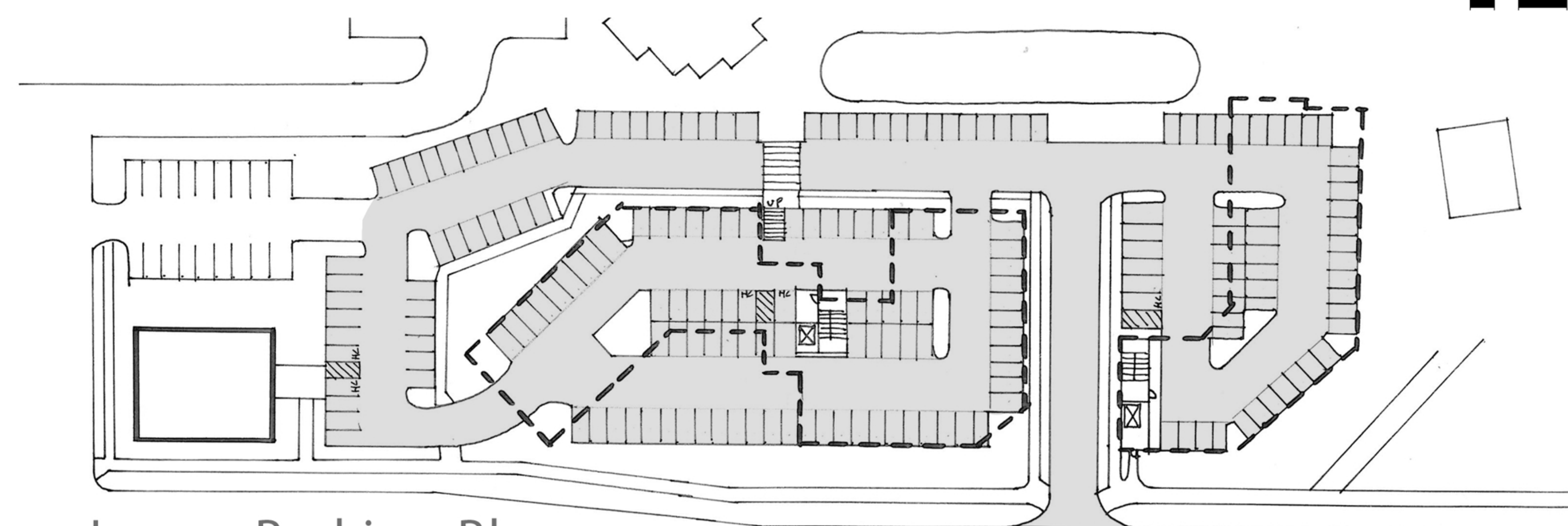


LAND USE SUMMARY

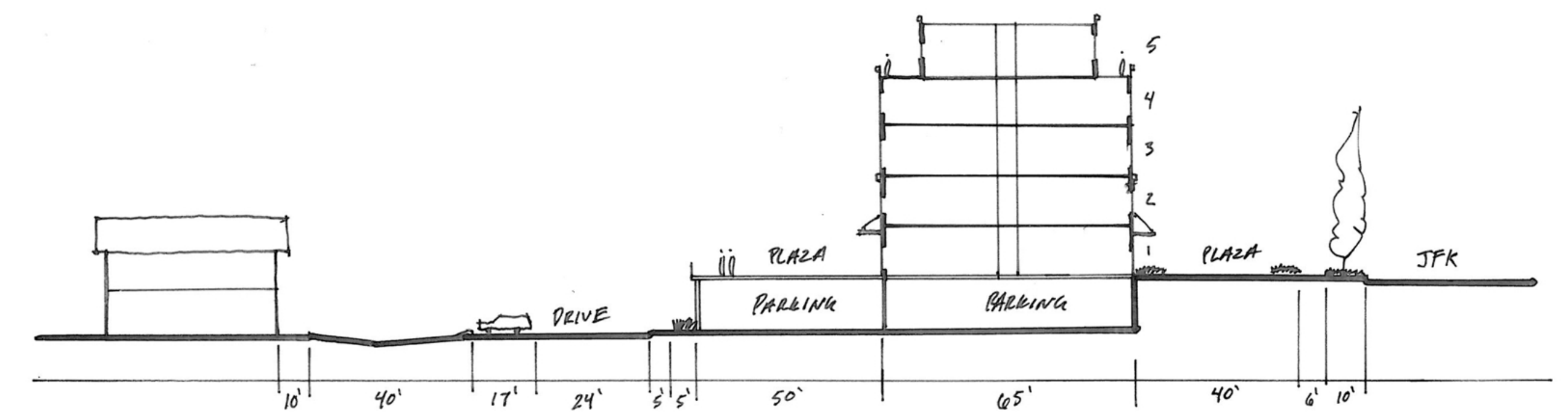
Property Area: 3.08 AC
 Residential Units: 84
 Commercial: 16,000 sf
 Parking: 159 Residential (1.89 / Unit)
 31 Commercial (1.94 / 1,000 sf)



Vicinity



Lower Parking Plan



Cross Section



SITE CONCEPT