



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.

Section to be filled out by City Staff
Date of Meeting _____ Project Planner _____
Submittal Date _____ Fee Paid (\$500) _____

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

Project Name 3 Seeds

Project Address (parcel # if no address) 9716200013, 9716200023, 9716200031

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
Craig Russell: Landscape Architect

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 141 S. College Ave. Suite 104, Fort Collins, CO 80524

Phone Number 970-484-8855 E-mail Address crussell@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) 98 lot residential community

Zoning LMN Proposed Use Residential Existing Use Single Family, Undeveloped

Total Building Square Footage 2,539 S.F. Number of Stories 2 Lot Dimensions

Age of any Existing Structures SF Home built in 1909, 107 years

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 298,864 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

3 Seeds - Project Narrative



Site Location



SITE PLAN

Proposed Use

Located at the end of Orchard Place and West Plum Street. 3 Seeds is a 98 lots residential development that will have a variety of housing types. Approximately half of the lots will be single family detached with two different sized lots. The remaining lots will be single family attached homes as well as 11 paired home lots. Homes have been designed to front or back large areas of open space and community agriculture areas. At the south end of the property a Community Center, two greenhouses (one existing and one proposed), as well as community agriculture plots and orchard space have been designed to offer residents a farm-like atmosphere and preserve the agricultural heritage of the site.

Overall Design Intent

The overall design intent of the 3 Seeds is to provide an agricultural and community atmosphere to its residents by preserving the heritage of Happy Heart Farm. This is accomplished by using agricultural themed architecture and building upon the existing greenhouse area with additional greenhouse space, agricultural fields as well as orchards. Over half of the lots front or back open space areas within the development to give an open a natural feel.

Current Use

Currently the site is an undeveloped piece of land except for an existing single family home that front West Elizabeth Street, see attached photos of the home built in 1909. This home will remain on site and will be buffered by the proposed agricultural area of the development.



Community Agriculture

A portion of the existing farm is retained in the plan. The intent is for this portion to be managed by a separate entity to reduce the burden on the HOA. The farm is intended to continue to act as a community wide CSA with membership for residents included in HOA dues. The adjacent community center is intended to be managed by the HOA for community events, with some potential smaller open events as well.

Access & Circulation

3 Seeds will be accessed with the extension of Orchard Place and Locust Drive on the north side. Orchard Place will be stubbed out just west of development. Going south from Orchard Place residents will be able to move north-south through the site along a new road that will connect with West Plum Street. West Plum Street also offers another entry and exit point from the development. Alley access is provided at several points along street network. Pedestrians will be able to utilize the sidewalks entering the site from Orchard Place and West Plum Street as well as be able to connect onto a loop trail system that will follow the perimeter of the floodplain/detention area and community agriculture area.

Compatibility with Surrounding Area

Architecture will be residential in nature and will seek to enhance the surrounding neighborhoods with added interest and value. Currently there are established neighborhoods and multi-family surrounding the proposed 3 Seeds site.

Natural Features

The large stand of existing trees along the west side of the property will be protected and incorporated into a 50' natural buffer between the 3 Seeds site and the existing Saddle Ridge Condos.

Lighting

All lighting within the residential area will meet City of Fort Collins requirements.

Planting, Lawn, and Street Trees

Streets within 3 Seeds will have tree lawns with detached sidewalks. Native plant species will be used within the floodplain/detention area. The community agricultural area will have fruiting trees, as well as typical garden plants within the plots. Residential homes will be encouraged to use native low water plants species.

ENGINEERING

Stormwater Detention

The 3 Seeds site is located east of the existing Scenic View retention pond. This retention pond and the 3 Seeds site were the subject of the Scenic View and West Orchard Ponds Alternatives Analysis, Final Design, and Preliminary Design for Kimball Road to Ponderosa Drive (ICON Engineering, 2009), an alternatives analysis and final design for the West Orchard and Scenic View detention ponds master plan improvements. The proposed detention layout presented herein is consistent with dual pond alternative favored by the City of Fort Collins (CoFC). At a high level, the CoFC plans to construct masterplan improvements to manage spills from the Pleasant Valley Lake and Canal (P VLC) by converting the Scenic View Pond from a retention pond to detention pond and expanding it east to increase the available storage volume. Additionally, a second detention pond, the West Orchard Pond, is proposed in the northeast corner of the 3 Seeds site. The West Orchard detention pond will release at a controlled rate to the east. We propose to provide water quality and detain located developed runoff in the West Orchard Pond. This is consistent with the ICON study.



Site Drainage

The existing site is bordered to the north by Orchard Place (extended); to the south and west by the Pleasant Valley Lake and Canal (PVLC); and to the east by existing single-family development. The existing grades slopes at ± 2 percent toward an existing low point along the property line that is north of Jaeger Court and west of Kimball Road. The proposed grades will more or less follow the existing drainage patterns and convey developed runoff to the West Orchard detention pond. This detention pond will be relocated south in a location that preserves the outfall to the future Plum Channel and creates more favorable site layout options.

Additional drainage concerns related to development of the 3 Seeds site include a CLOMR/LOMR for the existing floodway and 100-year floodplain associated with overtopping flows from the existing Scenic View retention pond.

ARCHITECTURE

Design

Home architecture within the site will be inspired by agricultural elements and traditions. The proposed Community Center will carry an agricultural theme and work to scale and proportion itself to fit within the context of the neighborhood and surrounding area.

Fire Sprinklers

All residential and community buildings will meet current code requirement for sprinklers.

Previous Application

This is the first PDR application submitted for this project.



LEGEND

Symbol	Description
	Property Boundary
	Existing Tree to be Protected
	Proposed Trees





LAND USE CHART



Symbol	Type	Lot Size	Quantity
	Small Single Family	40'x80'	27 lots
	Medium Single Family	50'x100'	24 lots
	Paired Home	30'x80'	22 lots
	Townhome	25'-30'x70'	15 lots
		Total	88 lots

Gross Area = 20.59 ac
 Gross Density = 4.27 du/ac



LEGEND

Symbol	Description
	Existing Street
	Proposed Street Connection
	Proposed Alley Access
	Proposed Pedestrian Trail

Symbol	Description
	Floodplain/Detention Areas - 3 Seeds 3.76 Acres
	Floodplain/Detention Areas-City of Fort Collins

