



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.

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.

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.

Section to be filled out by City Staff
Date of Meeting March 2
Project Planner Ted Shepard
Submittal Date February 17
Fee Paid (\$500) X

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

Project Name OLD TENN NORTH BLOCK G

Project Address (parcel # if no address) PARCEL #'S: 9701379210, 9701375000, 9701371211

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) OWNER: TERRY PALMOS
CONSULTANT: RUSSEL LEE

Business Name (if applicable) PALMOS DEVELOPMENT CORP. & RIFLEY DESIGN, INC.

Applicant Mailing Address 419 CANYON AVE. SUITE 200, FORT COLLINS, CO 80521

Phone Number 970.224.6800 E-mail Address RUSSEL.LEE@RIFLEYDESIGNINC.COM

Basic Description of Proposal (a detailed narrative is also required) 20 SINGLE FAMILY DETACHED LOTS & 24 SINGLE FAMILY ATTACHED UNITS

Zoning CCN Proposed Use SF ATTACHE & DETACHED Existing Use VACANT

Total Building Square Footage 32400 S.F. Number of Stories 2 Lot Dimensions 85' x 30', 85' x 33', 65' x 35'

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.

Increase in Impervious Area ~ 608,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



land planning ■ landscape architecture ■ urban design ■ entitlement

Old Town North Block 6 project narrative and assumptions:

The site plan:

Old Town North Block 6 is a mixed use residential development. The project consists of single family detached lots along Osiander and single family attached lots along Suniga. Vehicular access will be through a 20' alley which will have a utility and emergency access easement.

The single family attached units will face Suniga with vehicular access off of the alley. They consist of a mix of 4 plex and duplex buildings. Each unit will be on its own fee simple lot. The units will have a main living space on the second floor and a small accessory dwelling unit on the first floor. Each unit will have two parking spaces under half of the building (see attached conceptual floor plans). There will also be additional off street parking lots spread throughout the development. There will be a large green space/ landscape buffer between the single family attached and Suniga providing a linear park along the front façade of the single family attached units. The main pedestrian access will be off of Suniga through multiple connections to the public sidewalk. In addition, there will be a midblock access between the single family detached homes to Osiander.

The single family detached units will have varying lot widths and building setbacks. This is to provide variation along the streetscape. The smallest setback will be 9' and it will meet the alternative compliance criteria set forth in section 3.5.2(E)(2)(a). As stated above vehicular access will be from the alley.

Detention and storm water:

The project will tie into the storm system in place along Suniga and utilize the detention pond to the north of Suniga. It is anticipated that the flows from this project will beat the peak flow within the public storm system along Suniga.

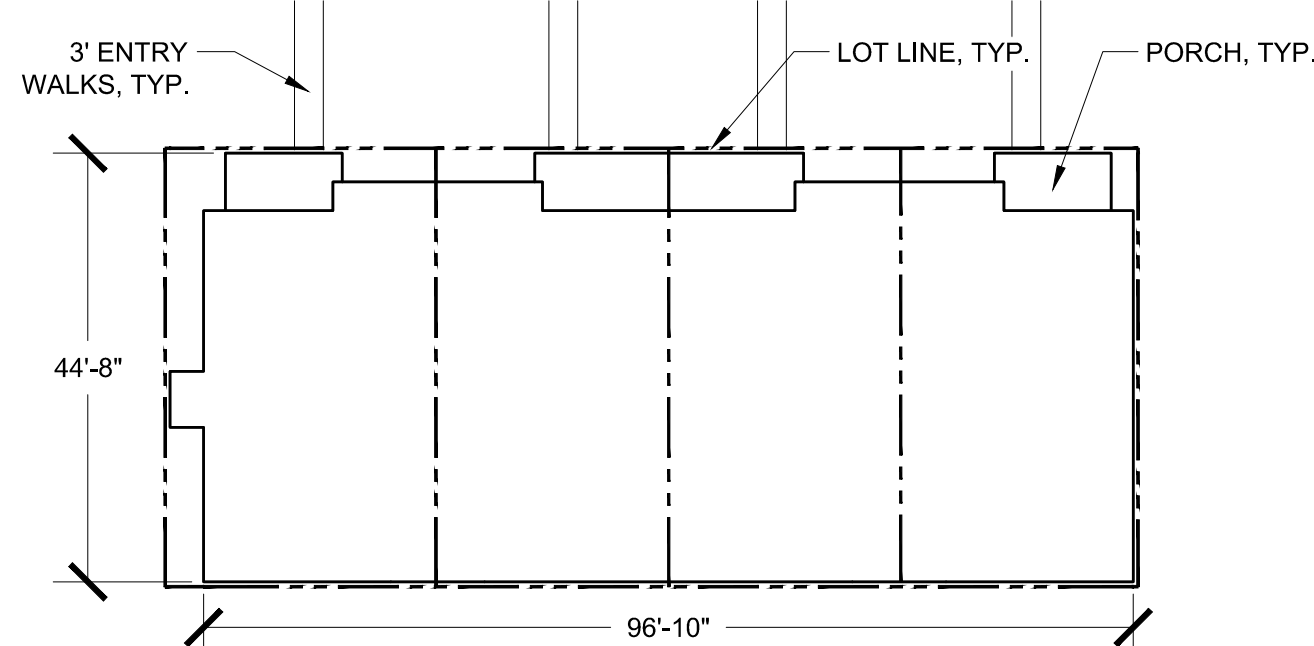
Utilities:

Similar to the existing Old Town North development, the utilities will come from both the right of way along Osiander and Suniga as well as from the alley.

Assumptions:

1. No improvements will be made to existing Osiander and Suniga other than utility connections.
2. This development will continue Osiander as a narrow local to Redwood with a payback agreement negotiated when the property south of Osiander develops.
3. Approval from the ditch company will not be required for this project since it will be utilizing the existing regional detention pond.
4. This project will only be required to pay the local street portion of Suniga along its frontage.
5. This project is responsible for Suniga right of way landscaping only along its frontage.

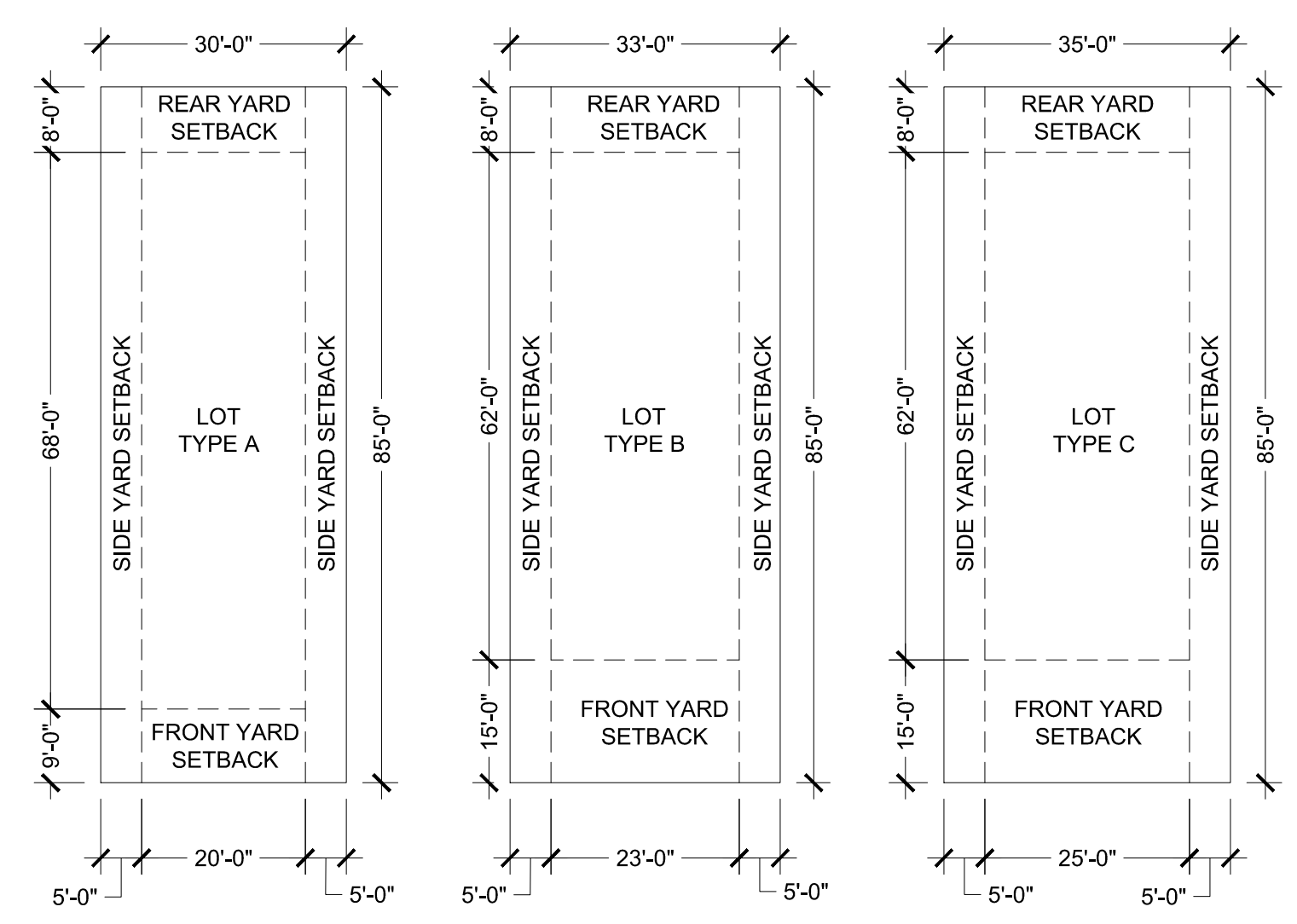
Thinking outside of the box for over two decades.



- BUILDING 1A AND 1B:**
- 4 UNITS, FEE SIMPLE LOTS
 - SECOND FLOOR OF EACH UNIT HAS 2 BEDROOMS
 - BOTTOM FLOOR OF EACH UNIT HAS:
 - 2 UNDERSTORY PARKING SPACES
 - ACCESSORY 472 SF STUDIO ON BOTTOM FLOOR

- BUILDING 2:**
- 2 UNITS, FEE SIMPLE LOTS
 - SECOND FLOOR OF EACH UNIT HAS 2 BEDROOMS
 - BOTTOM FLOOR OF EACH UNIT HAS:
 - 2 UNDERSTORY PARKING SPACES
 - ACCESSORY 472 SF STUDIO ON BOTTOM FLOOR

BUILDING FOOTPRINTS SCALE: 1" = 20'-0"



SINGLE FAMILY DETACHED TYPICAL LOTS SCALE: 1" = 20'-0"

MULTIFAMILY (2 STORY BUILDING MAX HEIGHT)

DWELLING UNIT BREAKDOWN			
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS	%
SINGLE FAMILY ATTACHED			
ACCESSORY STUDIO UNITS	24	24	50.00
TWO BEDROOM UNITS	24	48	50.00
SINGLE FAMILY DETACHED			
LOT TYPE "A"	7		
LOT TYPE "B"	9		
LOT TYPE "C"	10		
TOTAL	74	72	100.00

UNIT AREAS				
SINGLE FAMILY ATTACHED	# OF BUILDINGS	SQUARE FOOTAGE	# OF UNITS	TOTAL (SF)
BUILDING 1A	2			
ACCESSORY STUDIO		475	8	3800
TWO BEDROOM		875	8	7000
BUILDING 1B	2			
ACCESSORY STUDIO		475	8	3800
TWO BEDROOM		875	8	7000
BUILDING 2	4			
ONE BEDROOM		475	8	3800
TWO BEDROOM		875	8	7000
TOTAL	8	4050	48	32400

PROJECT PARKING			
PARKING STALLS	PROVIDED	REQUIRED	DIFFERENCE
OFF STREET	43		
UNDER UNITS	48		
TOTAL	91	78	13

*EACH SINGLE FAMILY DETACHED LOT WILL HAVE A 2 CAR GARAGE



**OLD TOWN NORTH
BLOCK 6**

**PROJECT
DEVELOPMENT
REVIEW**

FORT COLLINS, CO
PREPARED BY:



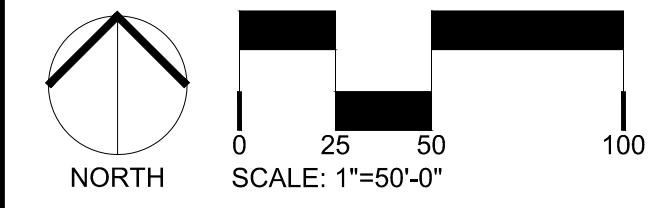
■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russell Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

PALMOS DEVELOPMENT CORPORATION
Terry Palmos
2775 Iris Avenue
Boulder, CO 80304
p. 303.449.0951



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PDR	02/17/2016

REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN

SEAL:

PROJECT No.:	R15-075
DRAWN BY:	SC
REVIEWED BY:	XX
DRAWING NUMBER:	

SITE DATA

TYPE	QTY.	# D.U.
SINGLE FAMILY ATTACHED		
BUILDING 1A	2	16
BUILDING 1B	2	16
BUILDING 2	4	16
SINGLE FAMILY DETACHED		
85' X 33' LOT	28	26
TOTAL		74

PARKING		
48 UNDER-STORY SPACES		
43 OFF-STREET SPACES		

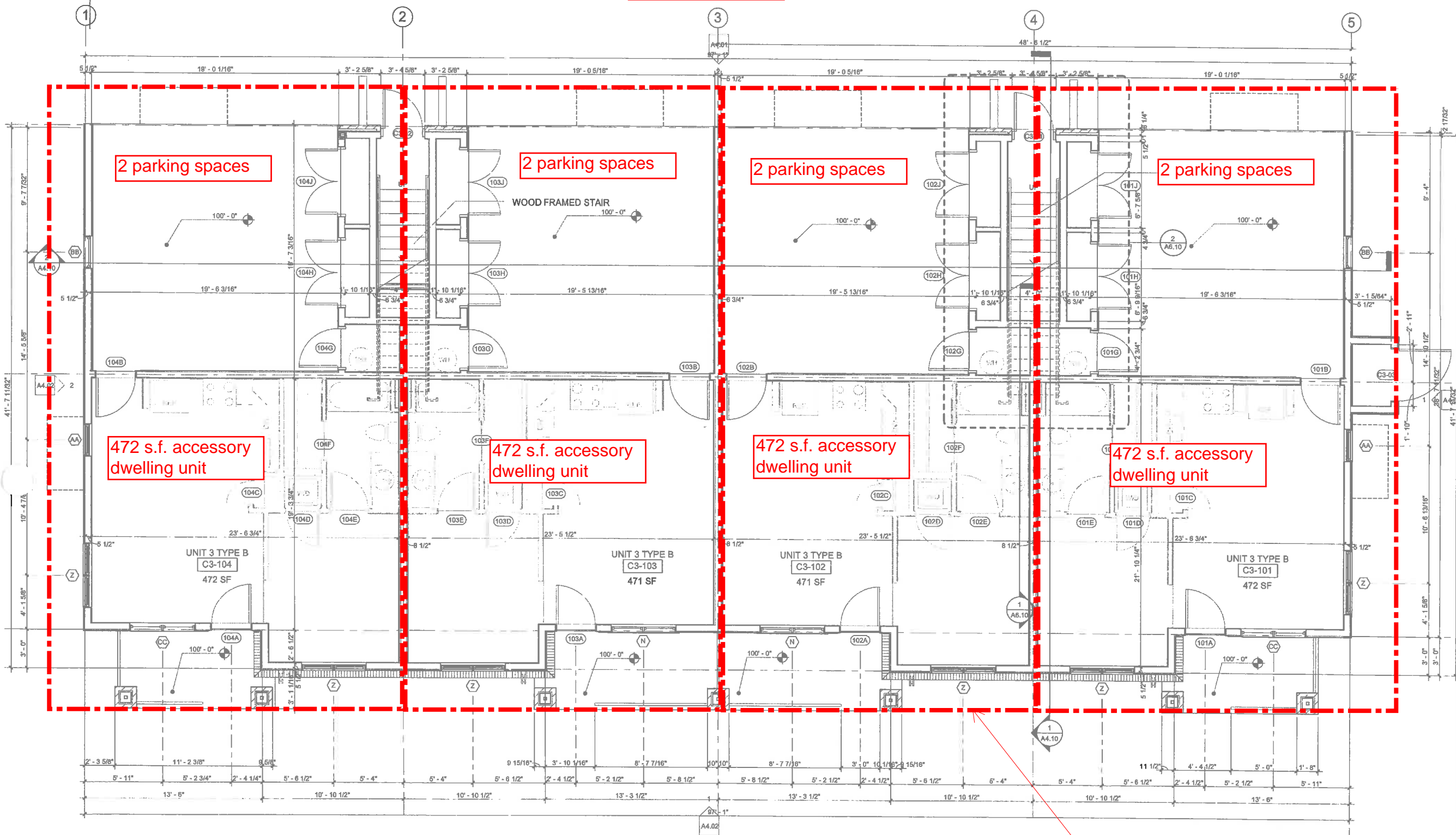


PC = 11-16-16.69
+04.75

AERIAL DATE: 12/28/15 © GOOGLE EARTH

Rear facade facing Alley

Front facade facing Suniga



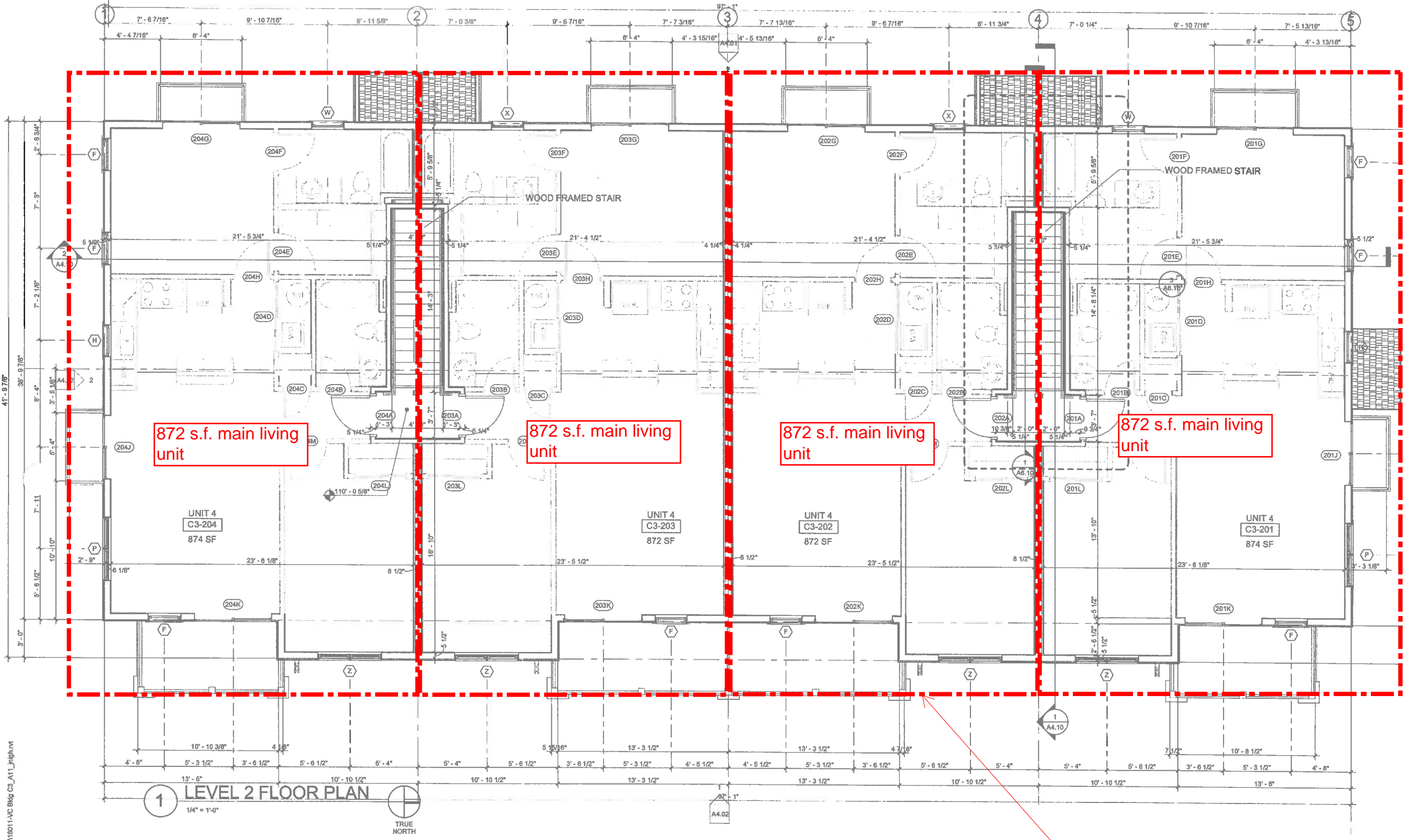
FLOOR PLAN NOTES	
1	TOP OF FINISH FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATES TO USGS DATUM ELEVATION OF _____).
2	INTERIOR DIMENSIONS ARE TO FACE OF GYP. BD., COLUMN CENTERLINES, OR FACE OF CONCRETE FOUNDATION WALL UNLESS OTHERWISE NOTED. ALL EXTERIOR DIMENSIONS ARE TO FACE OF FINISH.
3	WHERE TWO DIFFERING PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITIONS, THE CONTINUOUS FINISHED SURFACES OF THESE PARTITIONS SHALL ALIGN UNLESS NOTED OTHERWISE.
4	PROVIDE ALL NECESSARY BLOCKING IN WALLS AND CEILINGS. NON-COMBUSTIBLE BLOCKING MAY BE REQUIRED. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: CEILING AND WALL-MOUNTED FIXTURES, FUTURE GRAB BARS, HANDRAILS, TOILET ACCESSORIES, CABINETS, COUNTERTOPS, SHELVING, CLOSET RODS, AND OTHER ITEMS MOUNTED TO THE WALLS.
5	WHERE DOORS IN GYPSUM BOARD PARTITIONS ARE NOT SPECIFICALLY LOCATED ON THE PLANS WITH DIMENSION STRINGS, PROVIDE A MINIMUM HINGE-SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS. WHERE DOORS APPEAR TO BE CENTERED WITHIN SPACES / WALLS, LOCATE THE DOORS IN THE CENTER OF SUCH.
6	IF FRAMING NEW NON-RATED PARTITIONS TO THE BOTTOM OF THE STRUCTURAL CEILING, AND THOSE PARTITIONS INTERSECT MECHANICAL EQUIPMENT, THEN FRAME AROUND THE MECHANICAL EQUIPMENT ALLOWING CLEARANCES FOR MAINTENANCE. DO NOT FRAME TIGHT AGAINST ANY EQUIPMENT THAT MAY CAUSE VIBRATIONS IN THE PARTITION ASSEMBLY. PROVIDE 1/2" CLEARANCE FROM ALL DUCTWORK. NOTIFY DESIGNER IF A RATED PARTITION INTERSECTS MECHANICAL EQUIPMENT.
7	THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
8	ALL NEW PARTITIONS ARE TYPE _____ UNLESS OTHERWISE NOTED. RATED WALLS ARE INDICATED ON THE CODE PLAN ON SHEET _____. SEE SHEET _____ FOR PARTITION TYPE & WIDTH. PARTITION TYPES CONTINUE INFORMATION AROUND CORNERS UNLESS INDICATED OTHERWISE.
9	SEE AXXX SERIES SHEETS FOR DOOR AND FRAME TYPES.
10	FIRE-RATED CORRIDOR PARTITIONS INDICATED ON FLOOR PLANS ARE COMPONENTS OF CONTINUOUS RATED CORRIDOR ASSEMBLIES CONSISTING OF WALLS, FLOOR, AND CEILING. SEE REFLECTED CEILING PLANS AND PARTITION TYPES FOR SPECIFIC METHODS OF ACHIEVING THE NECESSARY RATINGS. WHERE THE SPECIFIC METHOD OF ACHIEVING THE RATING IS NOT INDICATED, OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING.
11	THE RATING OF THE ENTIRE CORRIDOR MUST BE MAINTAINED. PROVIDE RATED PARTITIONS, FLOORS, CEILINGS, AND DOOR OR OTHER OPENING ASSEMBLIES TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE SAFING AND FIRE-RATED SEALANTS TO MAINTAIN THE CONTINUITY OF THE FIRE-RATED SYSTEM. IF A CEILING RATING IS NOT SPECIFICALLY INDICATED, OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING; OTHERWISE, ASSUME A RATING TO MATCH THE RATING OF THE CORRIDOR WALLS.
12	WHERE MECHANICAL WORK PENETRATES ANY COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE THE APPROPRIATE FIRE AND/OR SMOKE DAMPERS.
13	DOOR ASSEMBLIES IN 1-HOUR RATED PARTITIONS ARE TO BE 20-MINUTE RATED UNLESS A HIGHER RATING IS REQUIRED ON THE CODE PLAN.
14	DOOR ASSEMBLIES IN 2-HOUR RATED PARTITIONS ARE TO BE 90-MINUTE RATED UNLESS A HIGHER RATING IS INDICATED IN THE DOOR TYPES OR SCHEDULES.
15	ALL WALLS ARE EITHER PARALLEL OR PERPENDICULAR TO EXISTING WALLS OR ON THE CENTERLINE OF A WINDOW MULLION UNLESS OTHERWISE NOTED. ALL ANGLED WALLS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
16	ALL OUTLETS SHOWN BACK-TO-BACK SHALL BE OFFSET PER DETAIL. A STUD SHALL SEPARATE OUTLETS IN ACOUSTIC PARTITIONS.
17	MILLWORK SUPPLIER TO FIELD VERIFY DIMENSIONS AFTER FRAMING IS COMPLETED AND PRIOR TO SUBMITTAL OF ALL SHOP DRAWINGS.
18	PROVIDE CEMENTITIOUS BACKER UNITS AROUND ALL TILED SHOWER ENCLOSURES AND TUBS. PROVIDE WATER RESISTIVE GYPSUM BOARD AT TOILET ROOM AREAS. MAINTAIN FIRE RATING AT ALL RATED PARTITIONS AS REQUIRED.
19	VERIFY THE EXACT LOCATION OF EQUIPMENT PRIOR TO ROUGH-IN.
20	INDICATES KITCHEN & ISLAND TYPE. SEE SHEETS A7.1.1. THROUGH A7-21.
21	INDICATES BATHROOM TYPE. SEE SHEETS A7.2.1 THROUGH A7-22.
22	BATHROOM & KITCHEN TYPES: M=MASTER BATHROOM S=SECONDARY BATHROOM P=POWDER BATHROOM K=KITCHEN I=ISLAND
23	SEE AXXX FOR BLOCKING DETAILS / LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS.
24	SEE SHEETS AXXX THROUGH A2- FOR UNIT PLANS & DIMENSIONS.
25	SEE SHEETS AXXX THROUGH A2- FOR DOOR/FRAME TYPES WITHIN UNITS.
26	ALL WINDOWS ARE DIMENSIONED TO THE CENTERLINE OF WINDOW.
27	SEE SHEET AXXX FOR FLOOR TRANSITION DETAILS.
28	ALL NON-FIRE-RATED INTERIOR UNIT WALLS IN RESIDENTIAL UNITS SHALL BE TYPE _____ U.O.N. SEE OVERALL PLANS FOR DEMISING & CORRIDOR WALL TYPES.
29	TILE PATTERN REPRESENTS SCOPE OF WORK ONLY.

1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



CONCEPTUAL SINGLE FAMILY ATTACHED FLOOR PLANS- FIRST FLOOR

Fee simple lots



872 s.f. main living unit

872 s.f. main living unit

872 s.f. main living unit

872 s.f. main living unit

Fee simple lot

CONCEPTUAL SINGLE FAMILY ATTACHED FLOOR PLANS- SECOND FLOOR

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