

Preliminary Design Review Agenda

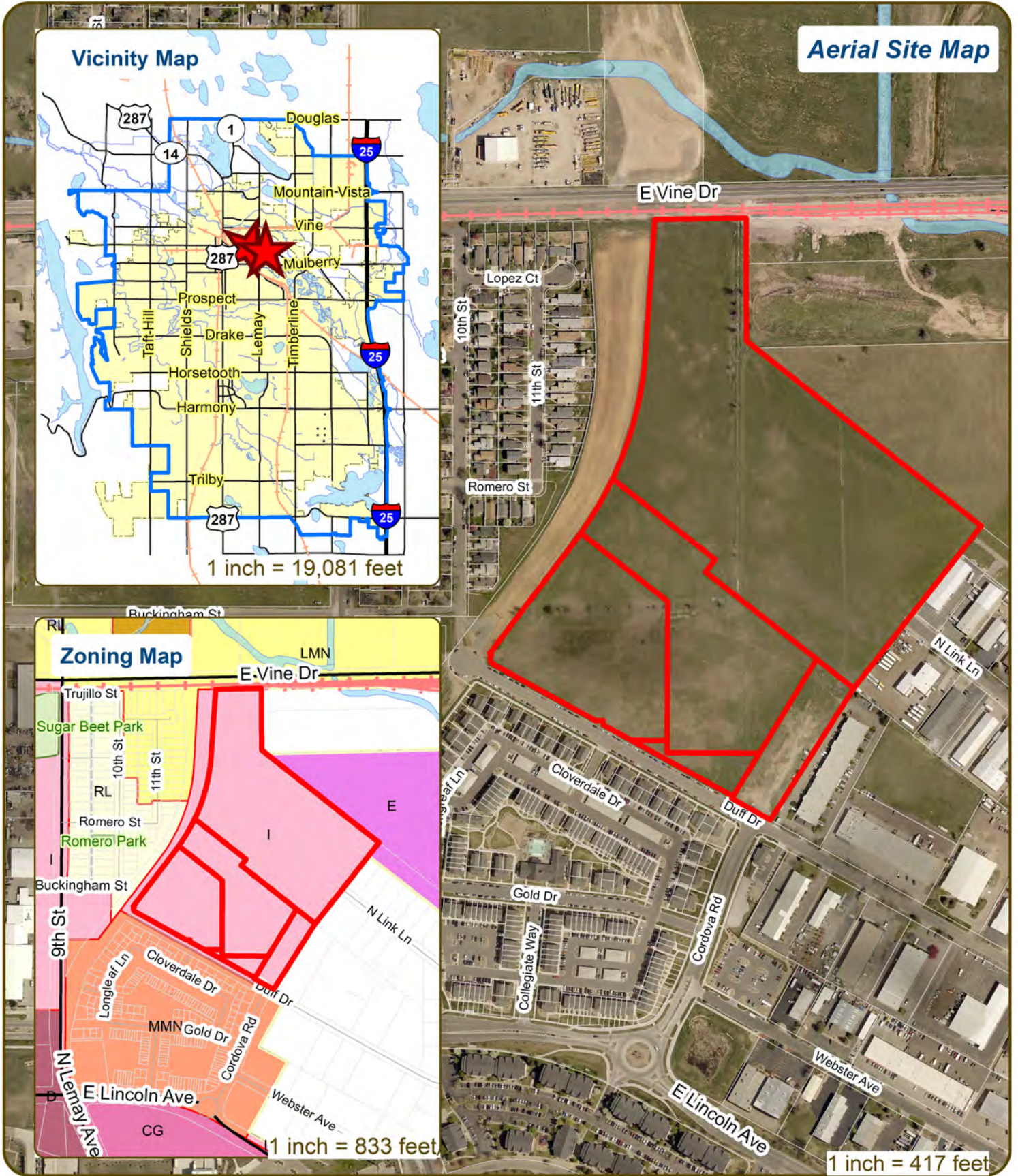
Schedule for 08/11/21

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, August 11, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	Watermark North Lemay Rezone & Development PDR210013	Jessica Tuttle 317-853-5459 jtuttle@watermarkapartments.com	This is a request to rezone and develop a series of properties roughly located at N Lemay Ave and E Vine Dr (parcel #'s 8707200019; 8707200018; 8707200008). The development would consist of 324 multi-family dwelling units on approximately 16 acres. This would require the property to be rezoned from Industrial (I) to the Medium Density Mixed-Use (MMN) zone district. The remainder of the site is proposed to be rezoned to General Commercial (CG). 543 parking spaces would serve the multi-family component of the project. Access is proposed from a future extension of Duff Dr and Link Ln, and a new public street that would run through the site. The site is approximately .1 miles of N Lemay Ave and directly south of E Vine Dr. The site is located within the Industrial (I) zone district, and the proposed rezoning would be subject to review by City Council.	Planner: Pete Wray Engineer: TBD DRC: Todd Sullivan

Watermark North Lemay Rezone



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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 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

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 (\$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

July 6, 2021

Watermark at North Lemay PDR

Project Narrative

(a) What are you proposing/use?

Watermark Residential is proposing to construct 324 Class A multi-family dwelling units on roughly 16 acres. The project site will need to be rezoned from Industrial to MMN. The land owner is willing to rezone the remaining land to CG to provide for a better overall mixed use plan. The CG would create buffer space between residential and existing industrial.

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

The site is currently undeveloped.

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

Primary vehicular access is from Duff Drive and the intersection of Cordova and Link Lane. A public street connects Link Lane to Duff. A street-like private drive with diagonal parking is proposed to connect from Cordova and end in a cul-de-sac at the west edge of the site.

Pedestrian access will be from the intersections of Lemay and Duff, the intersection of Duff and Cordova and from the intersection of Link Lane and Cordova.

The southern portion of the proposed Cordova right of way is not under control of Watermark. Watermark will make every effort to acquire the property from the current land owners but can not guarantee dedication.

(d) Describe site design and architecture.

This upscale multi-family project is designed to be visually attractive within the context of the community and neighborhood. Safety and convenience of residents is also a primary design objective. To that end buildings are placed along streets where possible with parking located behind, away from public view but convenient for residents.

Other factors that affected the site plan include:

- *A portion of future Cordova right of way is not under control of the applicant*
- *Due to the side slopes of the proposed Lemay overpass, no access has been proposed to Lemay.*

Architecture: The proposed project consists of a 324-unit, Class A multifamily residential rental of 3-story, garden style walk-up buildings and a mixed use club house building with residences above. The garden style buildings have 3 points of pedestrian access at sidewalk entrances along the parking side of

the buildings. Each access point enters an enclosed corridor. Ground floor units will have direct access to a public sidewalk or street like private drive walk. The exterior of the buildings will be similar to the Quarry project recently approved by the Planning and Zoning Commission. The units feature spacious, open floor plans, walk out balconies or porches, in unit washer and dryer and high-end finishes. The required bike parking will be designed to allow for 60% covered parking within the multifamily buildings. The architect is looking into space in the enclosed corridors and units to meet code requirements.

The community will also have various amenity areas, including a pool, grill stations and open space. Tenants will have ample surface parking provided within the property, with covered detached garage parking options.

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

The proposed development is separated from the Alta Vista by the Lemay Avenue realignment. The 4 lane arterial provides a buffer both from a traffic perspective and physically since Lemay will be raised to accommodate the overpass at Vine. The multifamily will provide a transition from the industrial to the east to the single family at Alta Vista to the west.

The proposed Watermark Residential project responds to these conditions in following ways:

- *The multi-family units are proposed to be upscale and not marketed to students.*
- *No 3-story multi-family buildings directly face the Alta Vista neighborhood.*
- *Landscape buffering will be provided along the west edge of the property.*

The student-oriented Landmark Apartments exists north of the project site. Both Landmark and Watermark are multi-family projects with similar size buildings. Landmark Apartment residents will benefit if Watermark is built because the proposed street connection to Hobbit will allow them to access Shields Street at a signalized intersection. Currently their access on to Shields Street is unsafe for left turn movements.

(f) Is water detention provided? If so, where?

Detention will be split. There are detention ponds at the northeast corner and the south east corner.

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

We believe the site drains to the south east. The site is flat. We are anticipating that fill will be required. Initial grading idea is to split the site with a ridge pushing drainage to the southeast and northeast.

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

A combination of LID techniques and extended detention with water quality capture volume are anticipated.

(i) How does the proposal impact natural features?

We do not believe there are any impacts to natural features.

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

There are no existing structures. New structures will be sprinklered per code.

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

proposal?

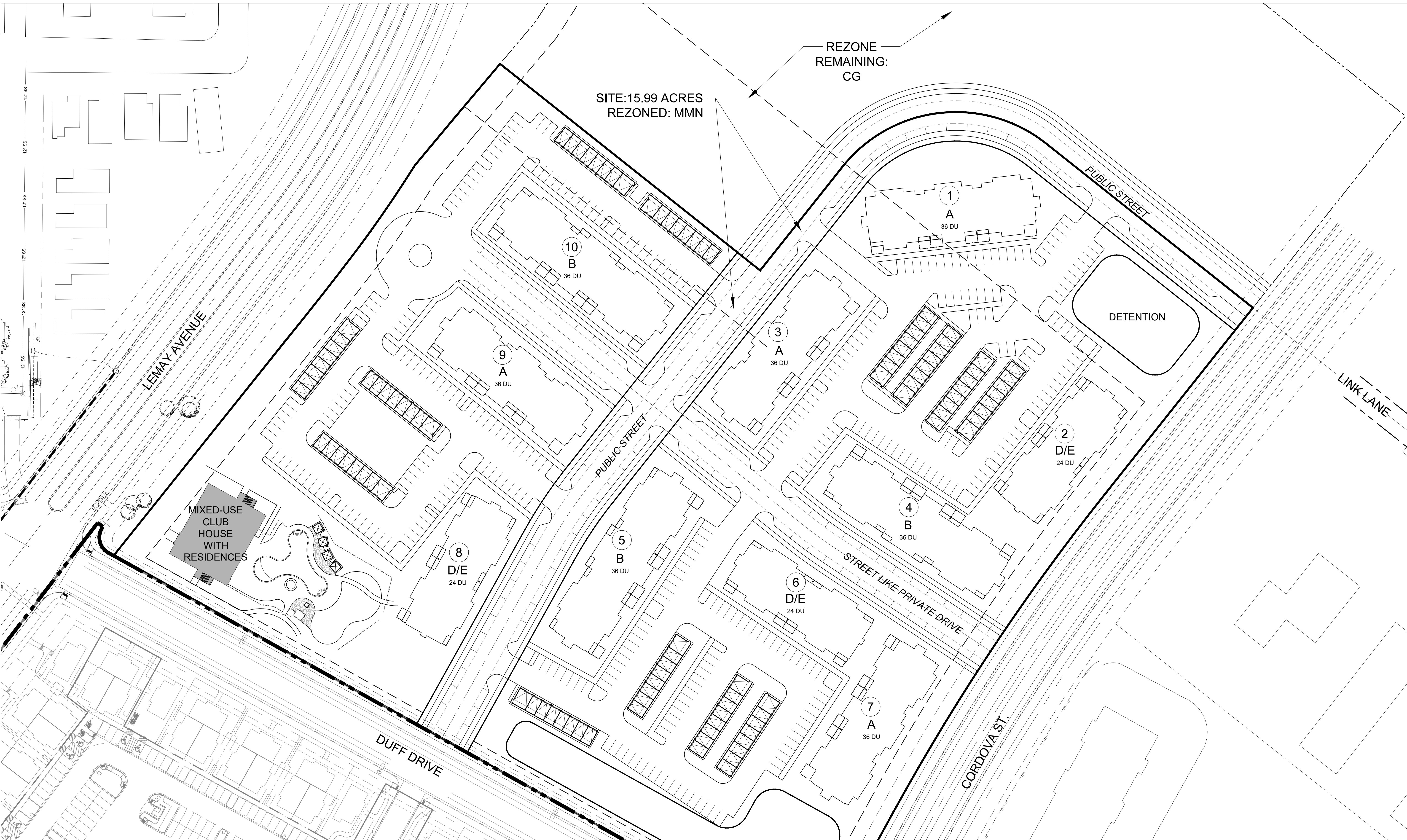
Because of the overpass/ raised condition of Lemay, no access to Lemay from the site is proposed. Also, as mentioned previously, there is a section of the proposed Cordova right of way that is owned by a different entity. That may make the full buildout of Cordova difficult.

(l) Have you previously submitted an application?

Watermark has not submitted a previous application.

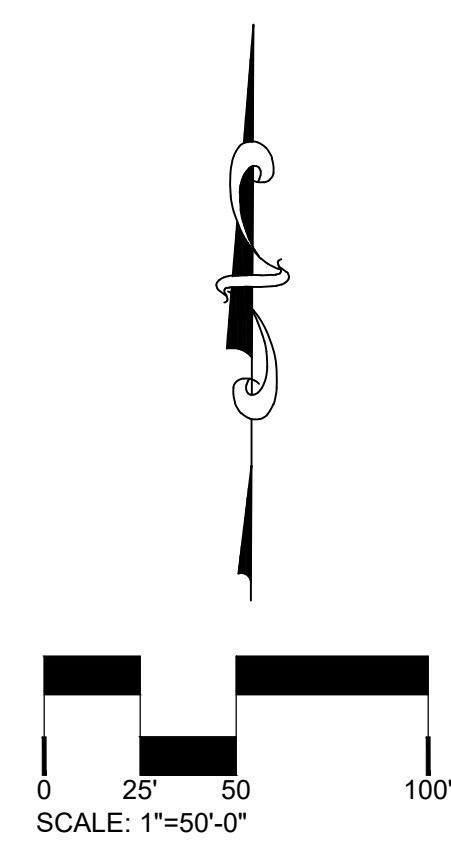
(m) What specific questions, if any, do you want addressed?

1. *Is there anything to preclude connecting to the City's sanitary line just west of the Lemay Duff intersection?*
2. Beyond the existing storm drain in the southeast corner of the site, are there any other stormwater facilities in the area that could provide additional outfall options?
3. Will any access from Cordova to the adjacent properties to the east be required?
4. Are there any repays or other costs that this project would be expected to pay?



SITE DATA

BUILDING TYPE	BEDROOM MIX			PARKING REQUIRED (SPACES)				# BLDGS. / TYPE	TOTAL PARKING REQ.	DU's / BLDG. TYPE	TOTAL DU	TOTAL 1-BEDS	TOTAL 2-BEDS	TOTAL 3-BEDS	
	1-BED	2-BED	3-BED	1-BED	2-BED	3-BED	PARKING/ UNIT TYPE								
Building A	24	12	0	36	21	0	57	4	228	36	144	96	48	0	
Building B	12	24	0	18	42	0	60	3	180	36	108	36	72	0	
Building C	12	12	12	18	21	24	63	0	0	36	0	0	0	0	
Building D	0	24	0	0	42	0	42	0	0	24	0	0	0	0	
Building E	0	12	12	0	21	24	45	3	135	24	72	0	36	36	
TOTAL PARKING REQUIRED:									543	TOTAL DU:	324	BEDS:	132	156	36
TOTAL PARKING PROVIDED:									543			% BED MIX:	41%	48%	11%
UNASSIGNED SPACES:									439						
GARAGE SPACES:									104						



07-07-2021