

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

5/8/2024 8:30 AM

Project Name

Strauss Lakes

PDR240002

Applicant

Cathy Mathis

970.532.5891

cathy@tbgroup.us

Planner: Arlo Schumann, Kayla Redd, Kim Meyer

Engineer: Tim Dinger

DRC: Todd Sullivan, Marissa Pomerleau

Description

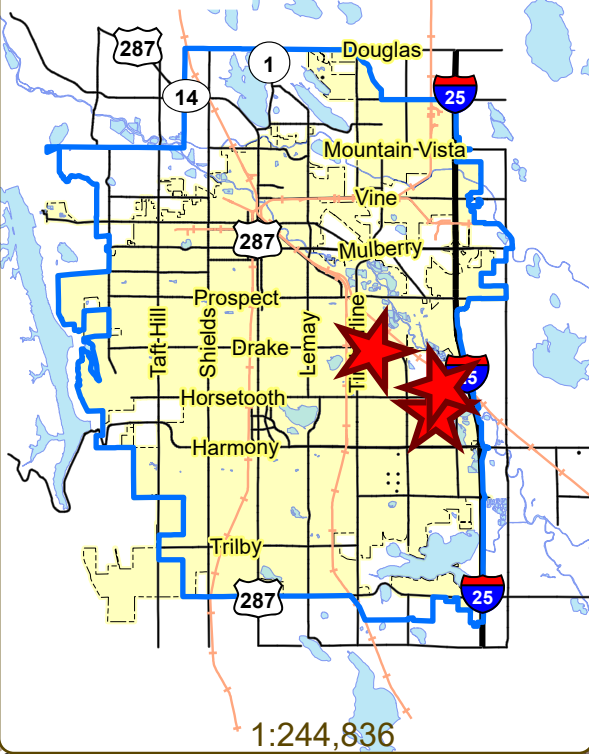
This is a Preliminary Design Review for the annexation and development of 185 acres located at the northeast corner of E. Horsetooth Road and Ziegler Road (parcel #8728000003; 8728000009). The proposal anticipates the development of approximately 1,300 dwelling units at a density ranging from 7-10 dwelling units per acre. Future access will be taken from E. Horsetooth Rd to the south and Environmental Dr to the north, and Ziegler Road to the west. The site is directly east of Ziegler Rd, directly north of E Horsetooth Rd and directly south of E Drake Rd. Most of the site is located in unincorporated Larimer County and within the City's Growth Management Area. There is a 17 acre portion of the site located within City limits that is within the Low Density Mixed-Use Neighborhood (LMN) zone district. Prior to development the portion of the site outside of City limits would require annexation which would be subject to City Council approval. Once, annexed the site would be zoned a mixture of the Low Density Mixed-Use Neighborhood (LMN) and Medium Density Mixed-Use Neighborhood (MMN) zone districts. Subsequent development would be subject to Type 2 (Planning & Zoning Board) Review.

Strauss Lakes - Mixed-Use Neighborhood

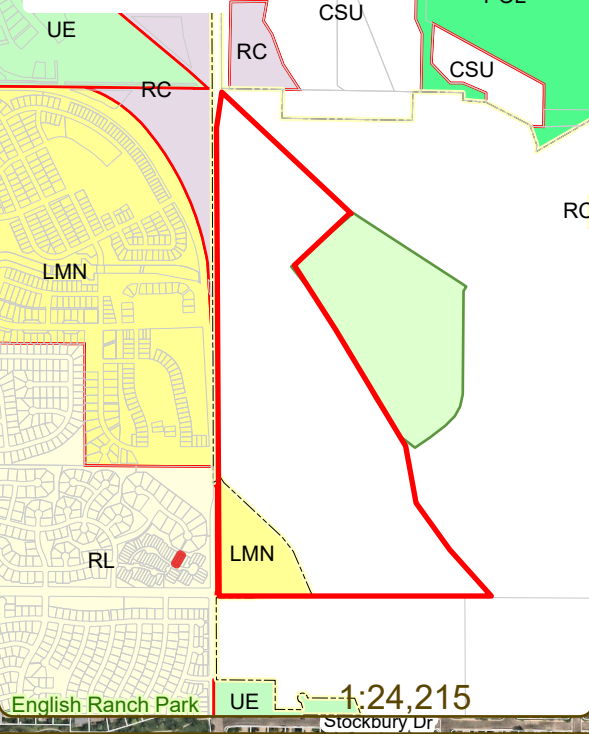
Aerial Site Map



Vicinity 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)



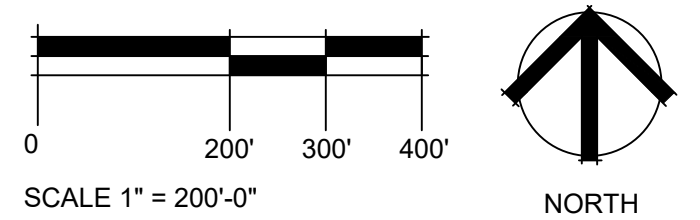
STRAUSS LAKES SKETCH PLAN

04.09.24

LEGEND

- PROPERTY BOUNDARY
- CONCEPTUAL DEVELOPMENT BUBBLES
- 50' DITCH BUFFER (TOP OF BANK)
100' FLATIRON POND OFFSET
- POTENTIAL FUTURE CONNECTION
- CONCEPTUAL PARK LOCATIONS

RESIDENTIAL DENSITY CALCULATIONS	
GROSS ACREAGE (EXCLUDING EAST COMMUNITY PARK)	182.91 AC
NET ACREAGE	130.19 AC
NATURAL HABITATS AND FEATURES	45.34 AC
PARKS AND OPEN SPACE	5.33 AC
DEDICATED PEDESTIRAN / BICYCLE PATH CONNECTIONS	2.05 AC
TOTAL UNITS	1,296 UNITS
GROSS RESIDENTIAL DENSITY	7.09 DU/AC
NET RESIDENTIAL DENSITY	9.95 DU/AC



Project Narrative – Please include the following information:

- (a) What are you proposing/use?

The proposed uses for the site will be residential and commercial. The project is visualized as a walkable mixed-use neighborhood with retail, restaurant(s), neighborhood service commercial, daycare and a mix of diverse residential uses including affordable and attainable housing.

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

The site is currently vacant land, and a large portion of the property is currently zoned Industrial 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 via several public street connections from both Ziegler and Horsetooth Roads. It is the intent to align street access with both Percheron Road and William Neal Parkway, which will be signalized. Internal roadway networks will be provided to connect the various neighborhoods. Pedestrian connectivity will be provided throughout the project, with on-street sidewalks and a series of bike/pedestrian pathways to the future East Community Park and Poudre Trail. The intent is to make this a walkable community with multiple connections to the surrounding open spaces, community park and trail system.

- (d) Describe site design and architecture.

The architecture style has not been determined. The master plan for the site embodies many of the principles of good urban design, including providing public spaces, high quality building design, accessibility, density, and identity. While predominantly using single family detached homes, there are several townhome products, as well as affordable and attainable for-rent apartments. There will also be a neighborhood commercial component right on William Neal Parkway that is central and accessible to the entire neighborhood. In addition, there are four parks that will be distinctly different and uniquely designed.

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

The proposed uses of neighborhood commercial and a residential neighborhood are complementary to the surrounding neighborhoods and will be easily able to coexist harmoniously with them, given their similarity in scale, mass, and density. The goal of the project is to create a project where jobs, housing, and recreation are all within walking distance from a diverse mix of types and price points of residential uses including attainable and affordable housing.

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

The site drains towards the southeast and utilizes the existing Foothills Drainage Channel to convey flows to the Cache La Poudre River. Because the Foothills Drainage Channel was designed with additional capacity for future development, the Project plans to discharge with limited detention as dictated based on final land use intensity, channel capacity analysis, and storm peak timing analysis.

Multiple detention facilities will be incorporated into the overall landscape plan to control flows throughout the site, with a final pond in the southeast corner anticipated to provide final flow control prior to discharging to the Foothills Drainage Channel.

Additionally, the southwest corner parcel to the west of the Fossil Creek Reservoir Inlet Ditch (FCRID) plans to drain to a detention and water quality pond to be located in the north corner of said parcel. Master drainage plan analysis will be provided as part of the PUD process. Per the 1989 Agreement between the City of Fort Collins and Cottonwood, Cottonwood has the right to utilize all excess capacity in the Foothills Drainage Channel.

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

The property primarily drains from the northwest to the southeast. Runoff from the main portion of the site drains to the east/southeast, being routed south along the existing Boxelder Ditch corridor towards the Foothills Drainage Channel. The Foothills Drainage Channel runs along the north side of Horsetooth Rd, eventually discharging to the Cache La Poudre River east of the project site. The Boxelder Ditch may be piped per ditch company requirements, but new drainage improvements will be utilized for storm water conveyance and water quality treatment through the same corridor.

Runoff from the southwest corner parcel sheet flows to the Fossil Creek Reservoir Inlet Ditch (FCRID), which diverts excess storm flows into the Foothills Drainage Channel via an existing radial control gate north of Horsetooth Rd.

Offsite flows from upstream properties are directed towards the FCRID and routed through the site in the FCRID, with diversion into the Foothills Drainage Channel at the radial control gate north of Horsetooth Rd.

Historic drainage patterns are not anticipated to be modified as part of the proposed development.

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

In accordance with City of Fort Collins requirements, the project will incorporate full Low Impact Design (LID) measures throughout the development in order to reduce runoff rates and provide water quality treatments. As the project will be

impact more than 1-acre, full compliance with Colorado Department of Health and Environment (CDPHE) and National Pollutant Discharge Elimination System (NPDES) requirements will be provided. LID and water quality treatment measures shall be provided throughout, with each phase being required to provide the appropriate treatment. A wide variety of methods are anticipated to be utilized across the development to achieve the required goals.

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

Natural features include the existing irrigation ditches that surround the site. As a result of the East Community Park and development, the Boxelder Ditch Company may require the Boxelder Ditch be put in a u-shaped concrete channel with a metal grate. In addition, the Fossil Creek Reservoir Inlet Ditch (FCRID) runs along and through the site, generally on the west side of the property. Appropriate setbacks and mitigation will be provided to protect the FCRID corridor. There are also significant natural features to the north and east of the project including a large reservoir, the Cache la Poudre River, and the future East Community Park. The project will work with the City to coordinate efforts in trail connections, road connections, etc. to enhance the area and provide appropriate access to these great amenities.

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

The multifamily and commercial buildings will have fire sprinklers and/or will comply with current Building Codes.

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

None.

- (l) Have you previously submitted an application?

Yes, a conceptual review meeting was held on September 21, 2015, and a PDR meeting was held on May 8, 2020. In addition, a PUD Pre-application hearing was held on December 21, 2023.

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

1. Transportation:

- a. The City and/or adjacent development paid for existing improvements to Ziegler Road. What is the City's expectation for this Project to contribute to these improvements, and on what methodology and Code provisions is it based?
- Are agreements currently in place governing this issue? Have

they expired?

- b. What improvements to Horsetooth Road will the Project require?
 - We are assuming that this project will be responsible for ½ of a local road along its property line frontage, plus any turn lanes that it triggers. We are also assuming that, to the extent the Developer constructs other improvements, the Developer will be eligible for reimbursement from the City street oversizing fund?
 - c. A reminder that there is an agreement in place for the City to contribute the costs of a box culvert crossing of the FCRID.
 - d. A reminder that City water utilities will pay to improve the northern ½ of Horsetooth Road Improvements along its property frontage.
 - e. Although we understand that some intersections and segments nearby may be currently underperforming and in need of upgrades, please confirm that this project is not obligated to remedy the existing deficiencies.
2. Stormwater:
- a. A reminder that there is an agreement in place for Cottonwood to be able to utilize all excess capacity in the Foothills Drainage Channel for its Stormwater conveyance to the Poudre River.