

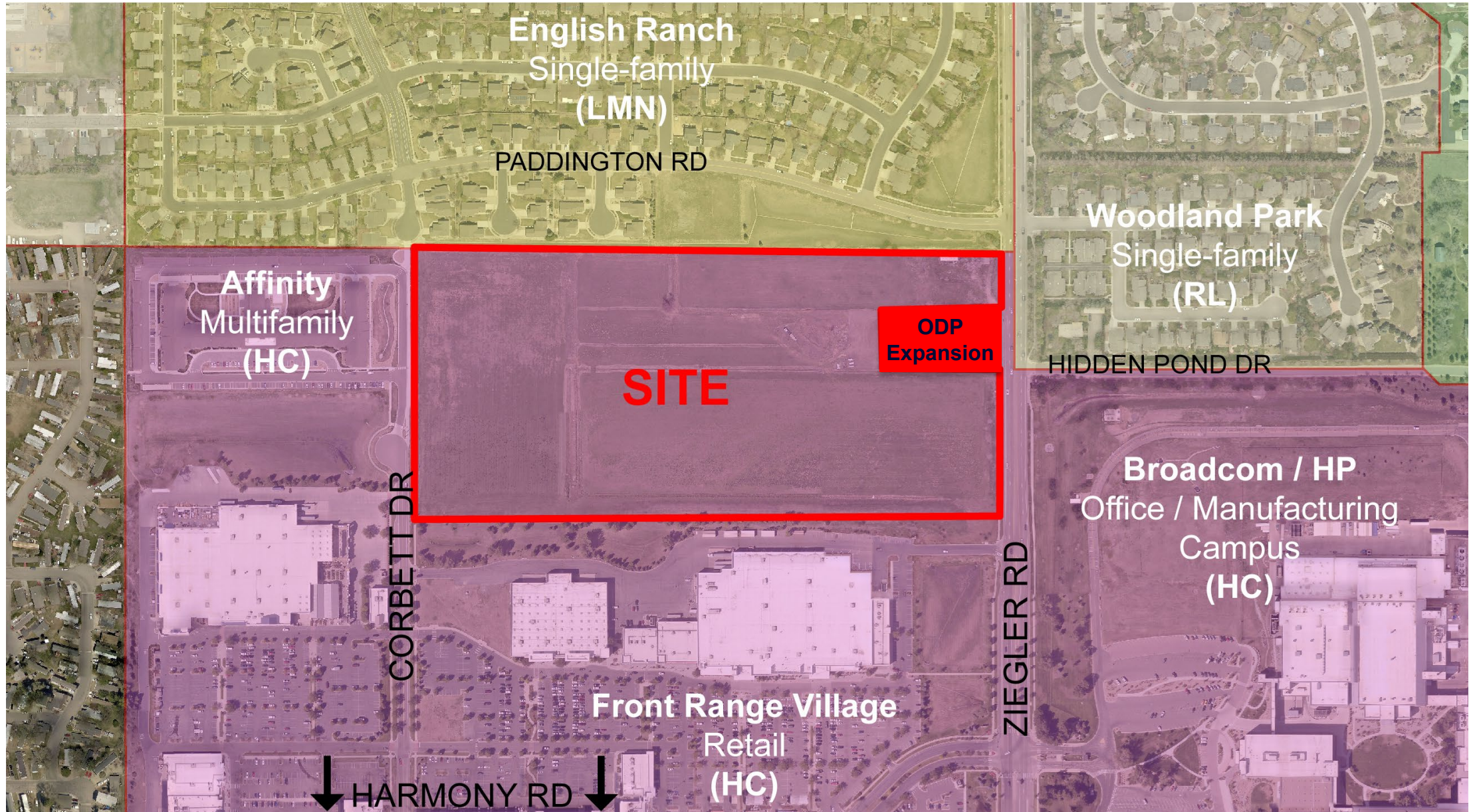
**Staff Presentation
to the
Planning & Zoning
Commission
March 23, 2023**



Ziegler - Corbett ODP Major Amendment
Planning & Zoning Commission Hearing – 03.23.23



- Major Amendment to Overall Development Plan (ODP)
- Size: ~33 acres
- Zone: Harmony Corridor (HC)
- Major Amendment: Review of proposed changes to approved ODP:
 - Expand ODP by incorporating one additional property
 - Shift Ziegler Rd. access north to align with Hidden Pond Dr.
 - Install traffic signal at Ziegler/Hidden Pond intersection
 - No proposed changes to land uses or intensity of existing ODP











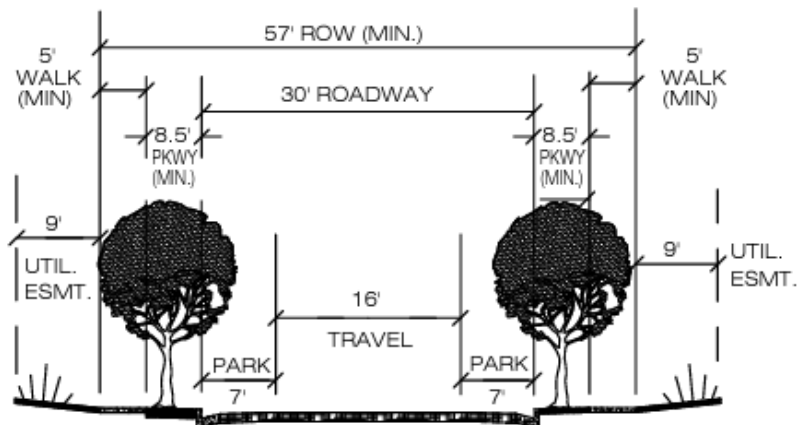
- Proposed Signal at Ziegler/Hidden Pond:
 - Privately-funded by project applicants; owned & maintained by the City
 - Common traffic signal with timings and activation by vehicles, bikes and pedestrians

- Traffic counts of nearby streets

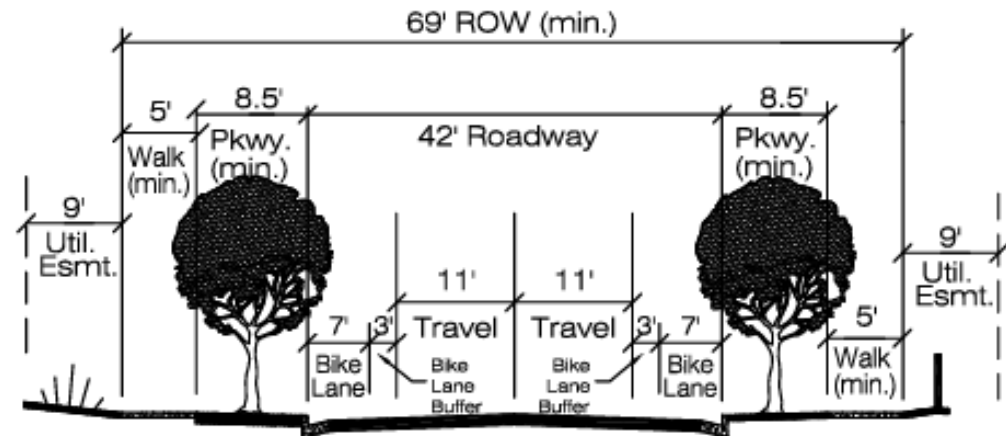
Street	Location	Data Year	24-hr Vehicle Count
Sunstone	Between Caribou & Kingsley	2021	854
Paddington	Between Kingsley & Ziegler	2018	1,177
Kingsley	Between Horsetooth & Paddington	2018	1,093
Caribou	Between Timberline & Sunstone	2022	1,691
Caribou	Between Horsetooth & Sunstone	2017	1,208

- Road classification of East-West Street thru ODP
 - Private or public local street; Master Street Plan does not identify a collector street at this location

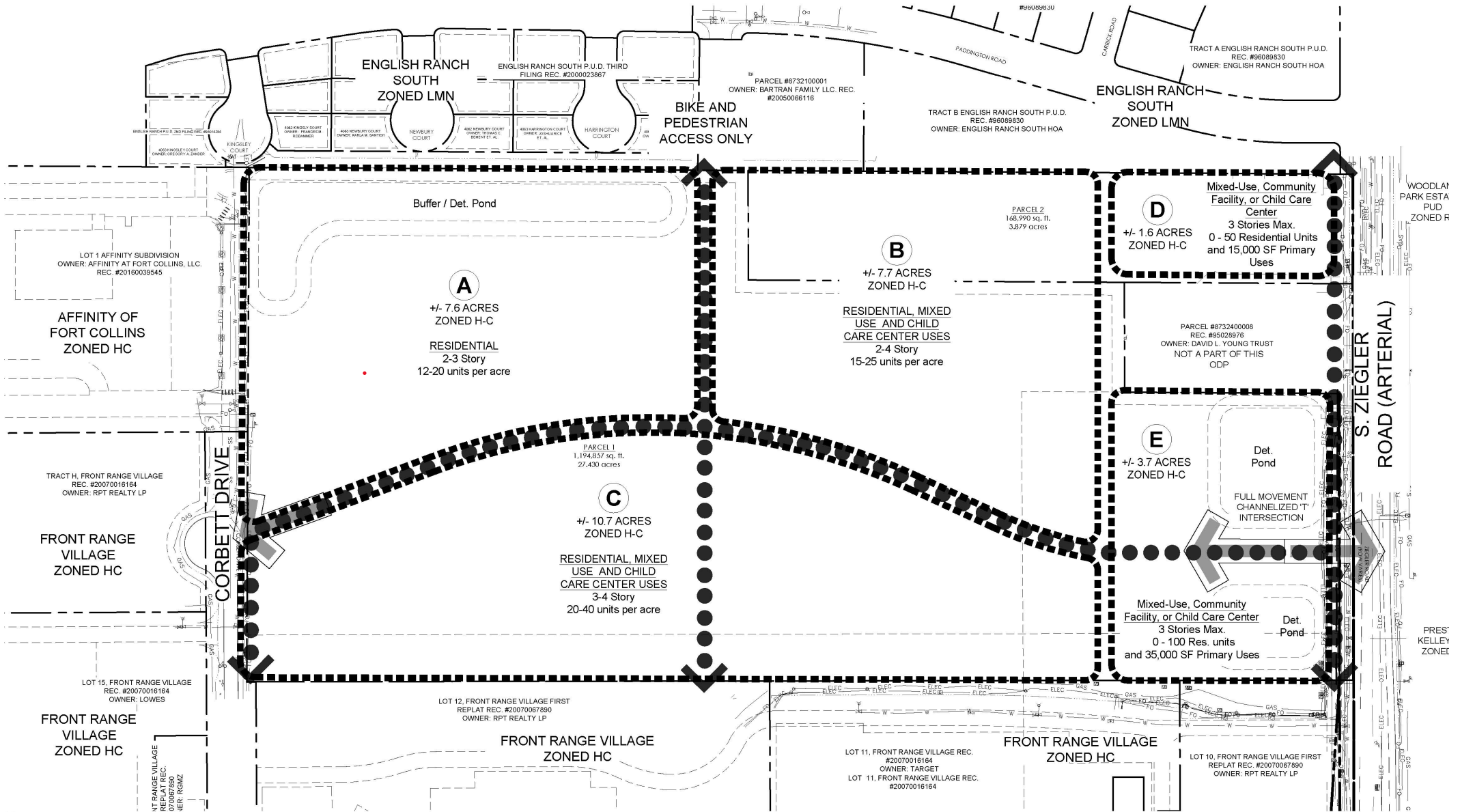
- Right-of-way (ROW) for potential street connection to Paddington Road
 - As a public street, there are multiple options for ROW width and cross-sections per Larimer County Urban Area Street Standards
 - Residential Local: 57-ft; Collector without parking: 69-ft; Collector with parking: 81-ft

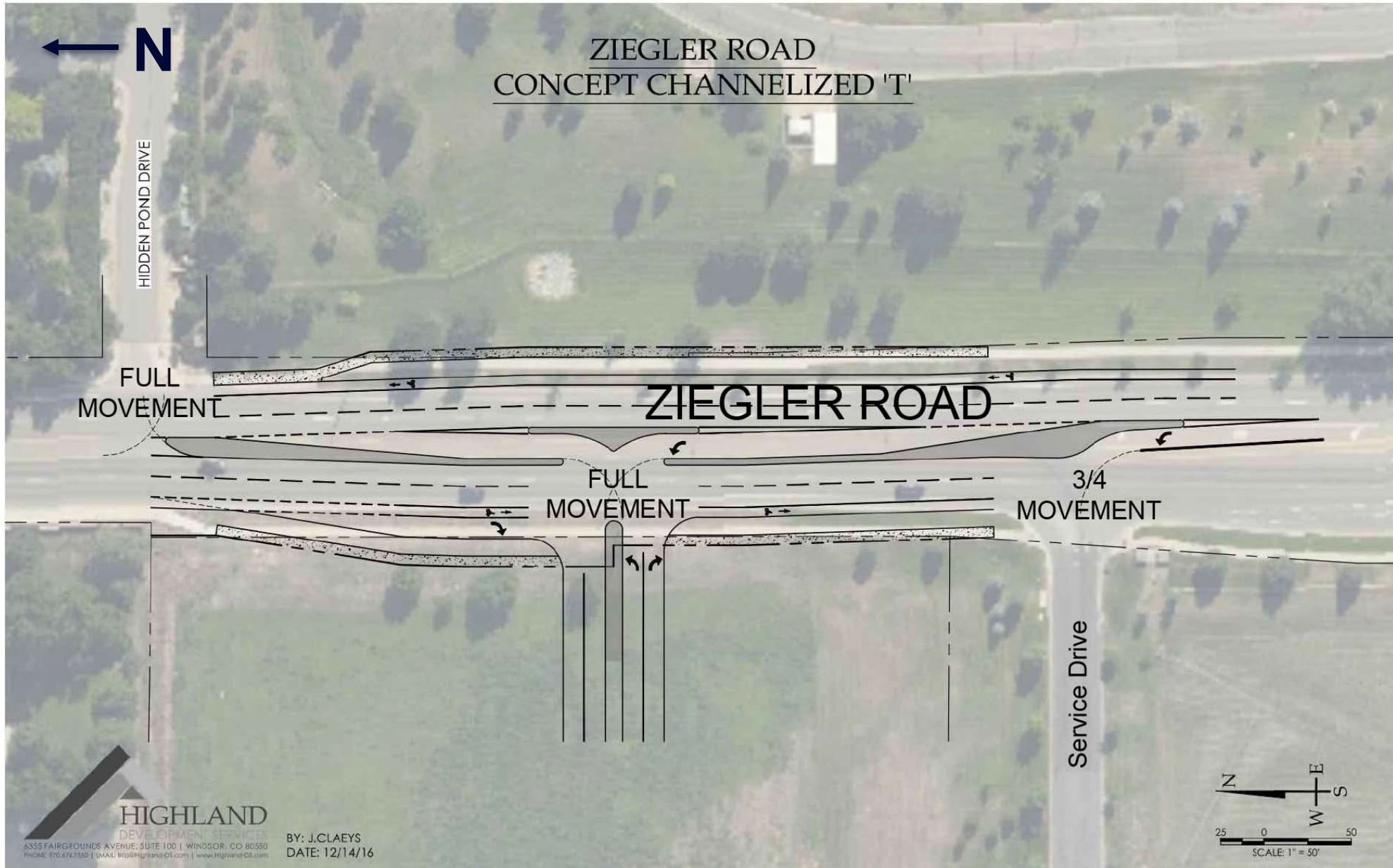


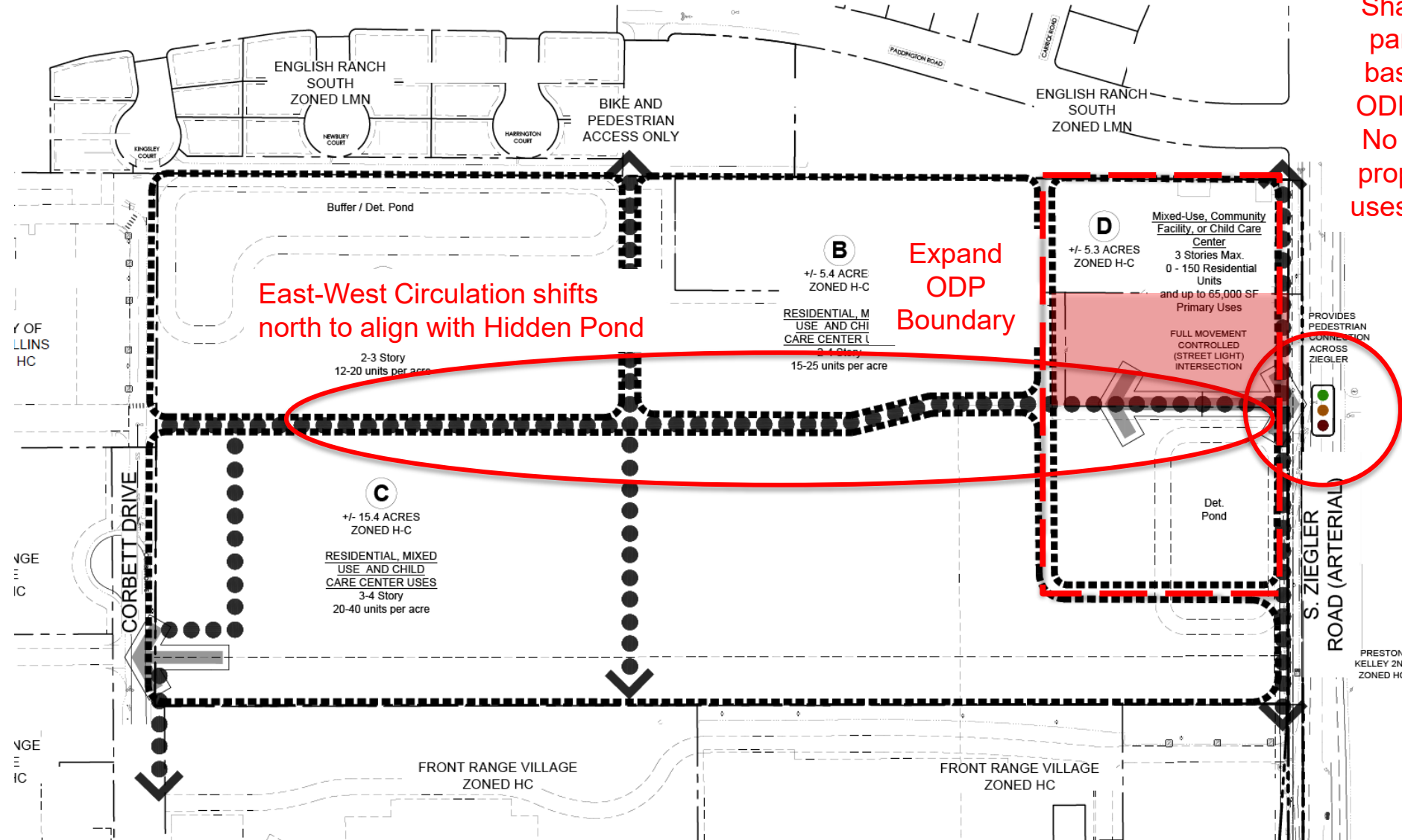
Residential Local Cross Section



Collector without Parking Cross Section







Shape of ODP parcels shifts based on new ODP boundary. No changes in proposed land-uses or intensity

Align Ziegler access to Hidden Pond w/ signal

2.3.2(H)(1) Permitted Uses

- All proposed land uses permitted in HC District
- Previously approved modification for ratio of primary/secondary uses

2.3.2(H)(2) Density

- 400-700 units proposed (12 – 21 units/acre) complies with HC minimum density requirement (7 du/acre)

2.3.2(H)(3) & 2.3.2(H)(4) Access / Connectivity

- Alternative Compliance approved (RE: local street connection north of property converted to bike/ped only)

2.3.2(H)(5) Natural Features

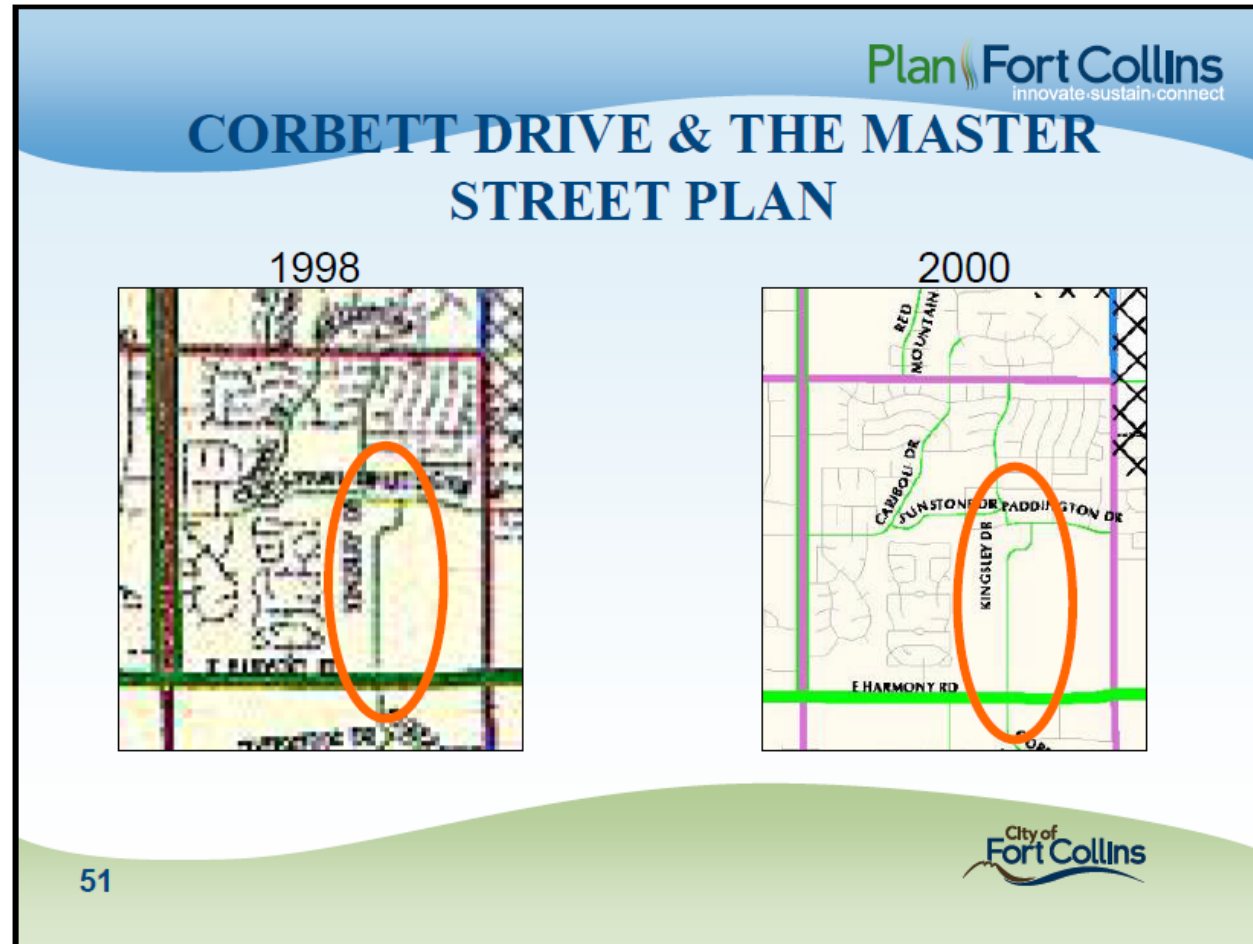
- No identified natural features; no buffer zones required

2.3.2(H)(6) Drainage


- Complies with Fox Meadows Drainage Basin Master Plan

2.3.2(H)(7) Housing Types

- At least three housing types provided. Single-family attached, multifamily, mixed-use dwellings.




- Master Street Plan (MSP) identifies the long-range vision for the collector & arterial street network
- MSP previously identified Corbett Drive connecting from Harmony Road to English Ranch thru ODP site
- Concerns during Front Range Village development about the Corbett vehicular connection
- Council removed collector street connection during 2010 City Plan/ MSP update



STREET CONNECTIVITY NORTH OF FRONT RANGE VILLAGE

- **Current MSP**
 - **Indirect Corbett Drive street connection**
 - **No direct connection to Kingsley**
- **Bicycle and pedestrian trail will remain**
- **If Corbett Drive removed from MSP, Land Use Code may require a non-Corbett street connection to the property north of Front Range Village**
 - **Depends on land uses and traffic impact study**
 - **May impact traffic signal locations and access points along Ziegler**

53



Local Street Connection from ODP to Paddington Road

- Would likely generate warrants for a traffic signal at Ziegler/Paddington/Grand Teton intersection
- Generally opposed by English Ranch neighbors
- Uncertain policy guidance: recreates connectivity condition that originally led to the removal of the Corbett Dr collector street connection in 2010

Signalized Intersection at Ziegler/Paddington/Grand Teton

- Generally desired by neighbors to improve access onto Ziegler
- Ziegler Road is the only access to Woodland Park Estates neighborhood
- Signal could potentially serve more areas (English Ranch, Woodland Park, ODP/Affinity/FRV if street connection is present)
- Could fulfill Active Modes Plan goal for a bike/ped crossing along this stretch of Ziegler Rd
- Signal not warranted under current conditions without a connection to ODP site
- Paddington provides access to local school/park

Signalized Intersection at Ziegler/Hidden Pond (Major Amendment Proposal)

- Provides a signal and bike/ped connection across Ziegler (Active Modes Plan)
- Precludes future possibility of a traffic signal at the Ziegler/Paddington/Grand Teton intersection
- Does not follow typical signalized intersection location at public collector street
 - Identified as potential outcome of removing the Corbett Dr connection to English Ranch from MSP
- Accessible by ODP, Affinity, Front Range Village, Hidden Pond Estates
 - Does not address English Ranch, Woodland Park Estates concerns for Ziegler access
- Many feel this signal location prioritizes new development over traffic issues faced by existing neighborhoods
- Concern of unintended traffic on Hidden Pond Drive east of Ziegler Road
 - Private drive with no outlet
- Concern the signal will cause traffic to back-up to Paddington/Grand Teton intersection and block access

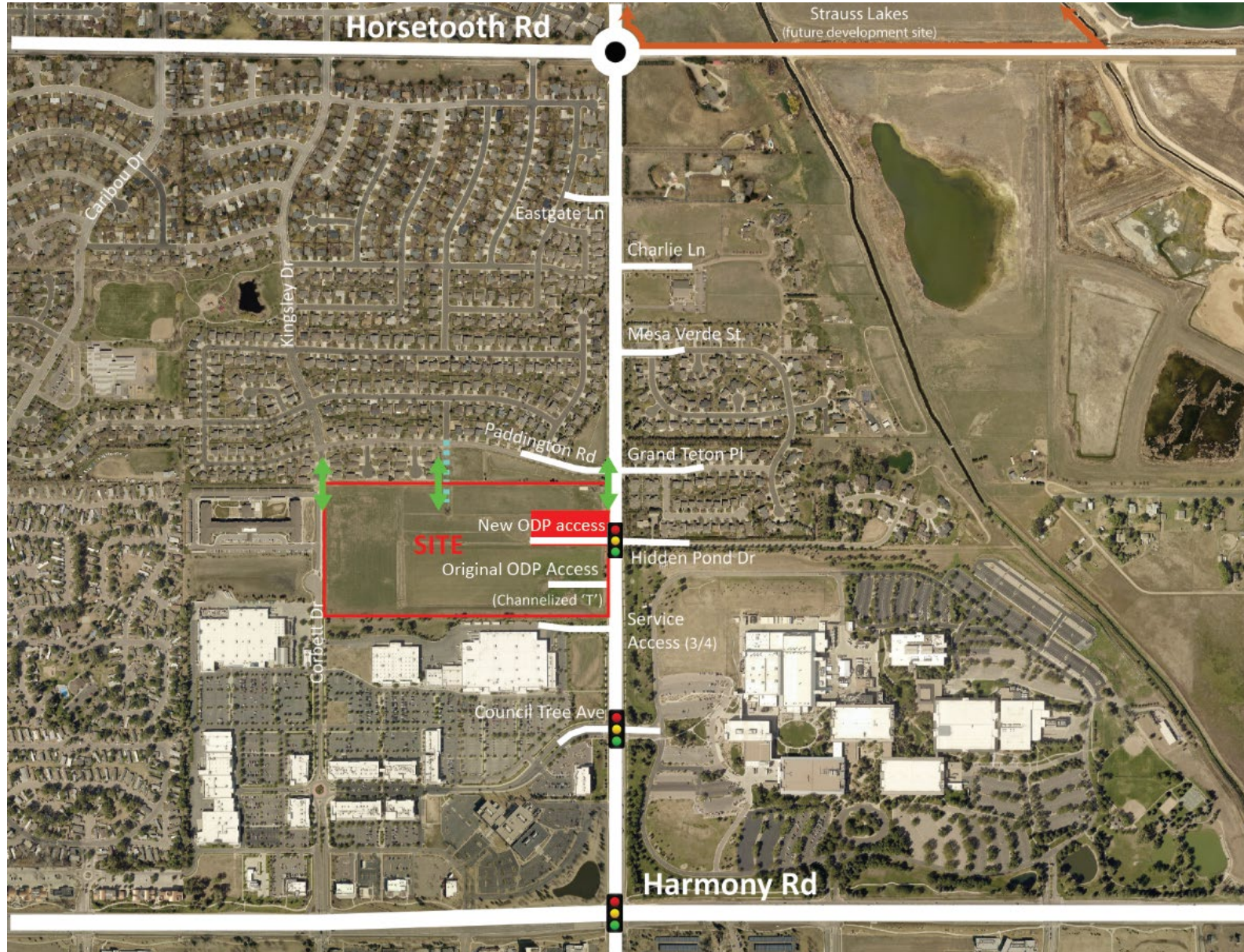
Staff considerations

- Continued opposition to a street connection between ODP site and Paddington Road that would support a signal at the Ziegler/Paddington/Grand Teton intersection
 - Existing policy guidance and public processes identified removal of this connection
- Support for a signal somewhere along this stretch of Ziegler Rd
 - Supports a near term bike/ped crossing of Ziegler Rd versus a Paddington connection which may depend on timing of future development
- ODP access aligned at Ziegler/Hidden Pond preferable to previously approved 'Channelized-T' concept

In evaluating the request for the Ziegler-Corbett ODP Major Amendment, MJA220004, Staff makes the following findings:

1. The Major Amendment complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The Major Amendment complies with the applicable review standards for Overall Development Plans of Section 2.3.2(H)(1) through (7).

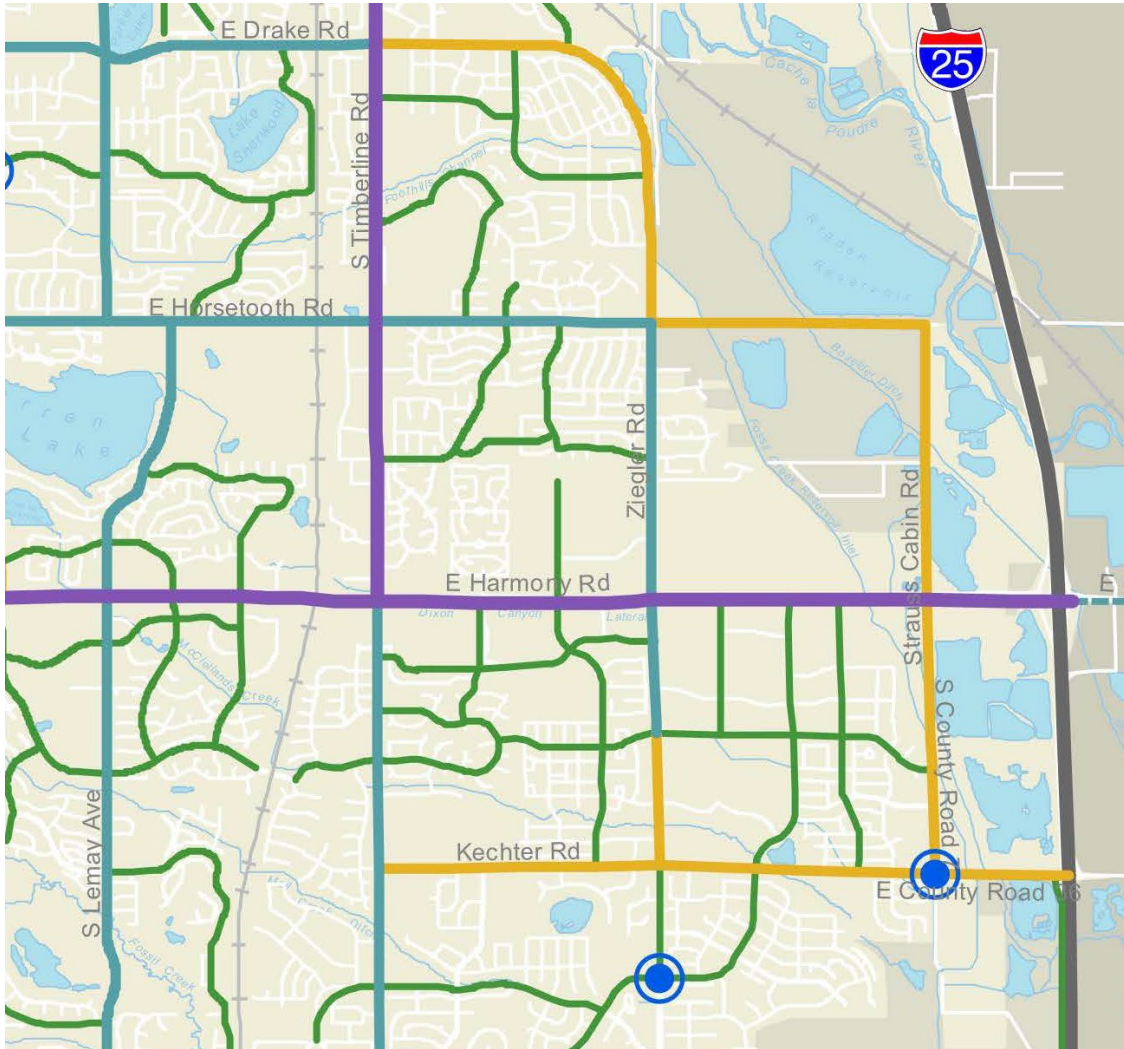
RESOURCES



Existing or Proposed Bike/Ped Connection



Former Master Street Plan Connection



- Collector 2 Lanes
- Arterial 2 Lanes
- Arterial 4 Lanes
- Major Arterial 6 Lanes
- Collector 2 Lanes - Outside GMA
- Arterial 2 Lanes - Outside GMA
- Arterial 4 Lanes - Outside GMA
- Major Arterial 6 Lanes - Outside GMA
- Interstate
- Potential Roundabout
- City Limits
- Growth Management Area
- Larimer County
- Potential Grade Separated Rail Crossing

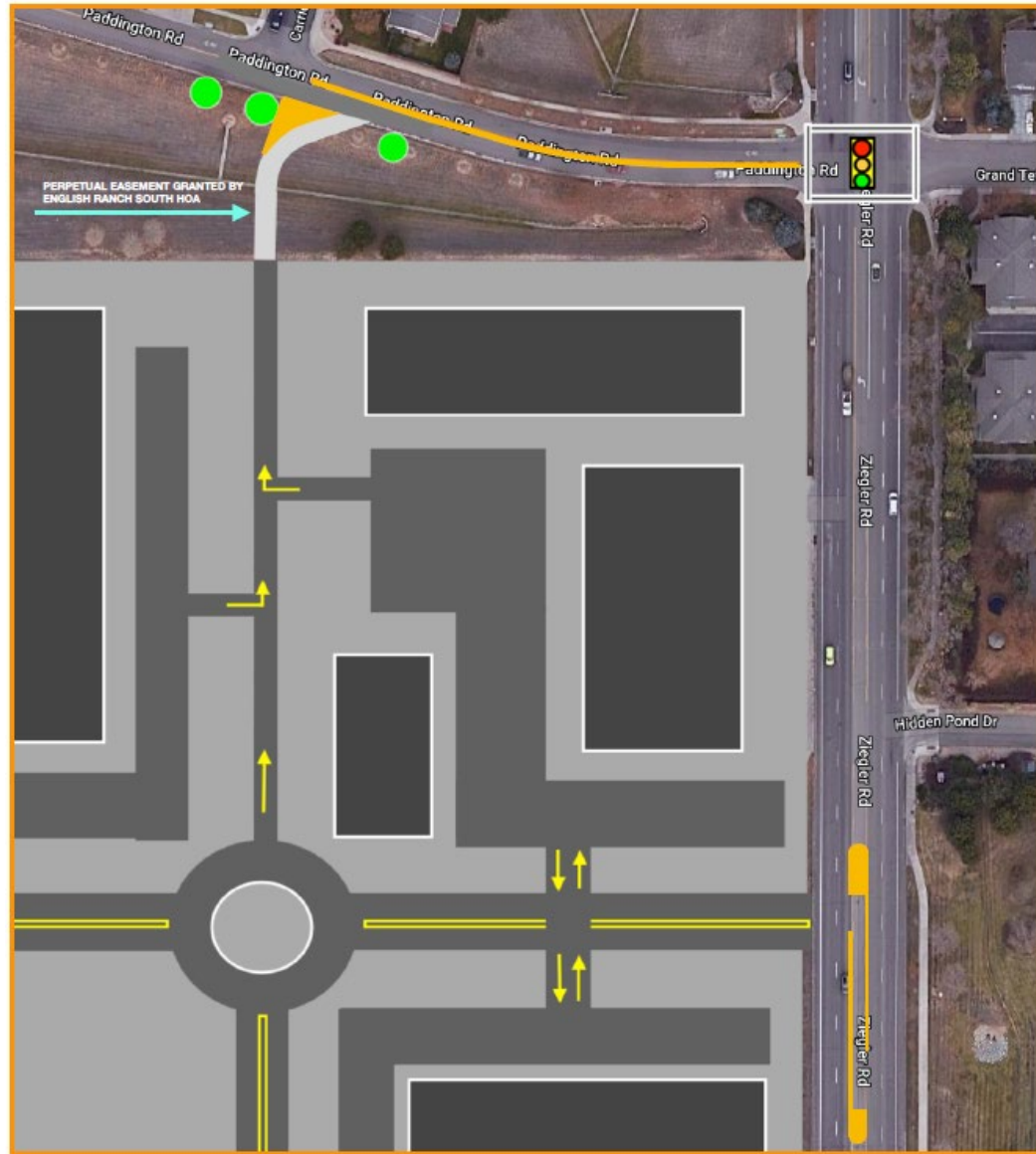
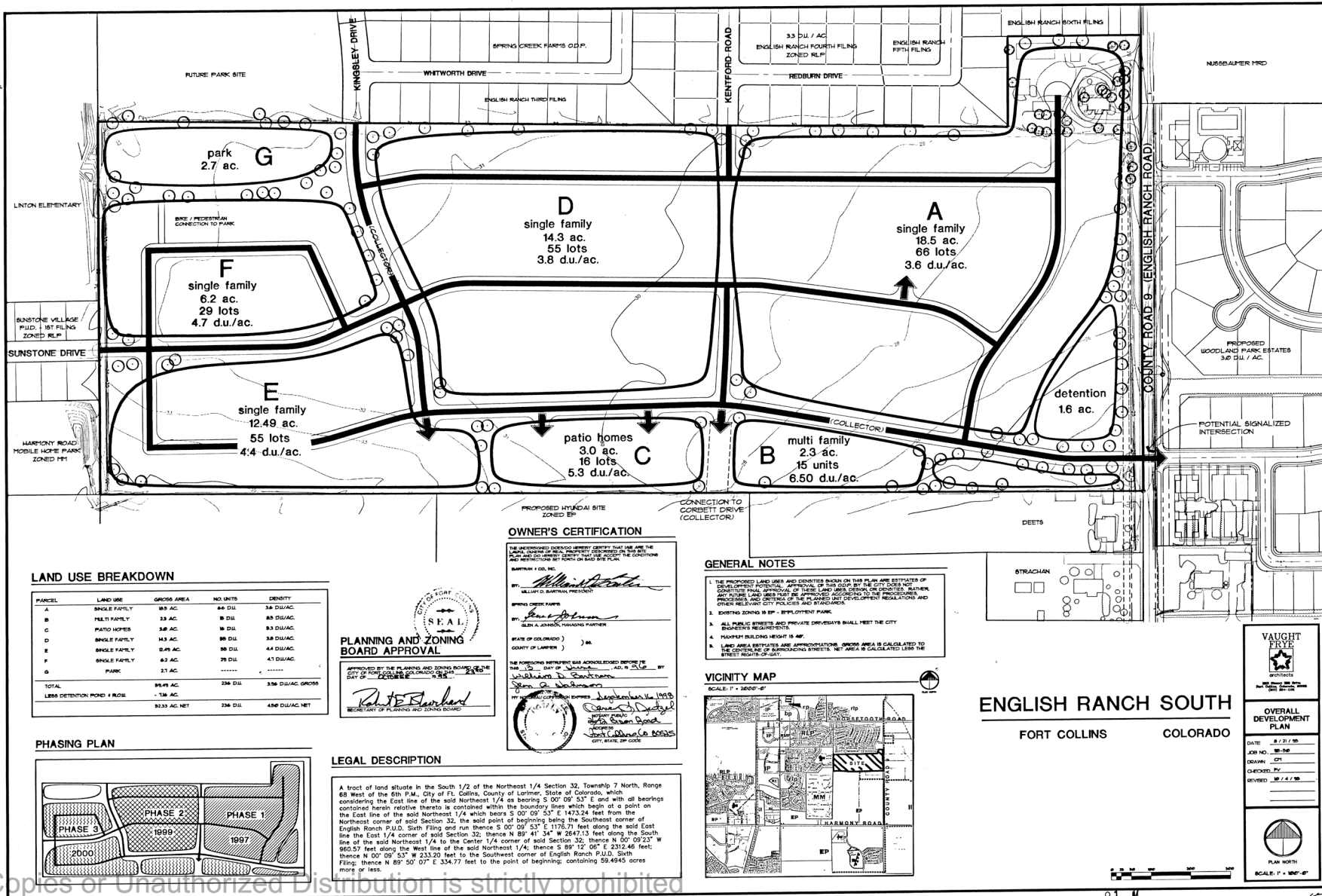


Exhibit provided by neighbors



Exhibit provided by project applicants

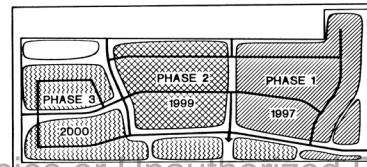


81-M

LAND USE BREAKDOWN

PARCEL	LAND USE	GROSS AREA	NO. UNITS	DENSITY
A	SINGLE FAMILY	18.5 AC.	66 D.U.	3.6 D.U./AC.
B	MULTI FAMILY	2.3 AC.	15 D.U.	6.5 D.U./AC.
C	PATIO HOMES	3.0 AC.	16 D.U.	5.3 D.U./AC.
D	SINGLE FAMILY	14.3 AC.	55 D.U.	3.8 D.U./AC.
E	SINGLE FAMILY	12.49 AC.	55 D.U.	4.4 D.U./AC.
F	SINGLE FAMILY	6.2 AC.	29 D.U.	4.7 D.U./AC.
G	PARK	2.7 AC.
TOTAL		59.49 AC.	236 D.U.	3.96 D.U./AC. GROSS
LESS DETENTION POND & ROSS		- 1.16 AC.		
		58.33 AC. NET	236 D.U.	4.06 D.U./AC. NET

PHASING PLAN



OWNER'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFY THAT THE LAND SHOWN HEREON, INCLUDING THE ZONING AND RESTRICTIONS SET FORTH ON SAID SITE PLAN, BELONGS TO THE UNDERSIGNED OR TO WHOM THE UNDERSIGNED HAS FULL AND COMPLETE CONTROL AND AUTHORITY TO EXECUTE THE SAME.

BY: *[Signature]*
 TITLE: *[Title]*

BY: *[Signature]*
 TITLE: *[Title]*

STATE OF COLORADO)
 COUNTY OF LARIMER) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *[Day]* DAY OF *[Month]*, A.D. 19*[Year]* BY *[Signatures]*

MY COMM. EXPIRES *[Date]*

NOTARY PUBLIC FOR COLORADO
 CITY, STATE, ZIP CODE

PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS ON *[Date]* 200*[Year]*.

[Signature]
 SECRETARY OF PLANNING AND ZONING BOARD

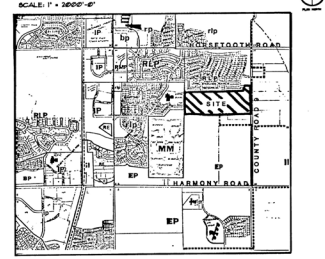
LEGAL DESCRIPTION

A tract of land situate in the South 1/2 of the Northeast 1/4 Section 32, Township 7 North, Range 68 West of the 6th P.M., City of Ft. Collins, County of Larimer, State of Colorado, which considering the East line of the said Northeast 1/4 as bearing S 00° 09' 53" E and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on the East line of the said Northeast 1/4 which bears S 00° 09' 53" E 1473.24 feet from the Northeast corner of said Section 32, the said point of beginning being the Southwest corner of English Ranch P.U.D. Sixth Filing and run thence S 00° 09' 53" E 1176.71 feet along the said East line of the said Northeast 1/4 to the Center 1/4 corner of said Section 32, thence N 00° 09' 23" W 960.57 feet along the West line of the said Northeast 1/4, thence S 89° 12' 06" E 2312.46 feet, thence N 00° 09' 53" W 233.20 feet to the Southwest corner of English Ranch P.U.D. Sixth Filing, thence N 89° 50' 07" E 334.77 feet to the point of beginning, containing 59.4945 acres more or less.

GENERAL NOTES

1. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS ODP BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DENSITIES, OR DENSITIES. FURTHER PROCEDURES AND REGULATIONS WILL BE PLANNED AND DEVELOPMENT REGULATIONS AND OTHER RELEVANT CITY POLICIES AND BYLAWS.
2. EXISTING ZONING IS EP - EMPLOYMENT PARK.
3. ALL PUBLIC STREETS AND PRIVATE DRIVEWAYS SHALL MEET THE CITY ENGINEER'S REQUIREMENTS.
4. MAXIMUM BUILDING HEIGHT IS 40'.
 5. LAND AREA ESTIMATES ARE APPROXIMATIONS. GROSS AREA IS CALCULATED TO THE CENTERLINE OF BOUNDARYING STREETS. NET AREA IS CALCULATED LESS THE STREET RIGHTS-OF-WAY.

VICINITY MAP



ENGLISH RANCH SOUTH

FORT COLLINS COLORADO

VAUGHT FRYE
 ENGINEERS
 1000 W. COLLEGE AVENUE
 FORT COLLINS, CO 80502

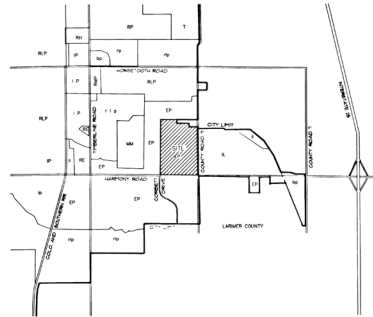
OVERALL DEVELOPMENT PLAN

DATE: 8/21/08
 DRAWN: CPT
 CHECKED: JLV
 REVISED: 10/2/08

PLAN NORTH

SCALE: 1" = 600'-0"

VICINITY MAP

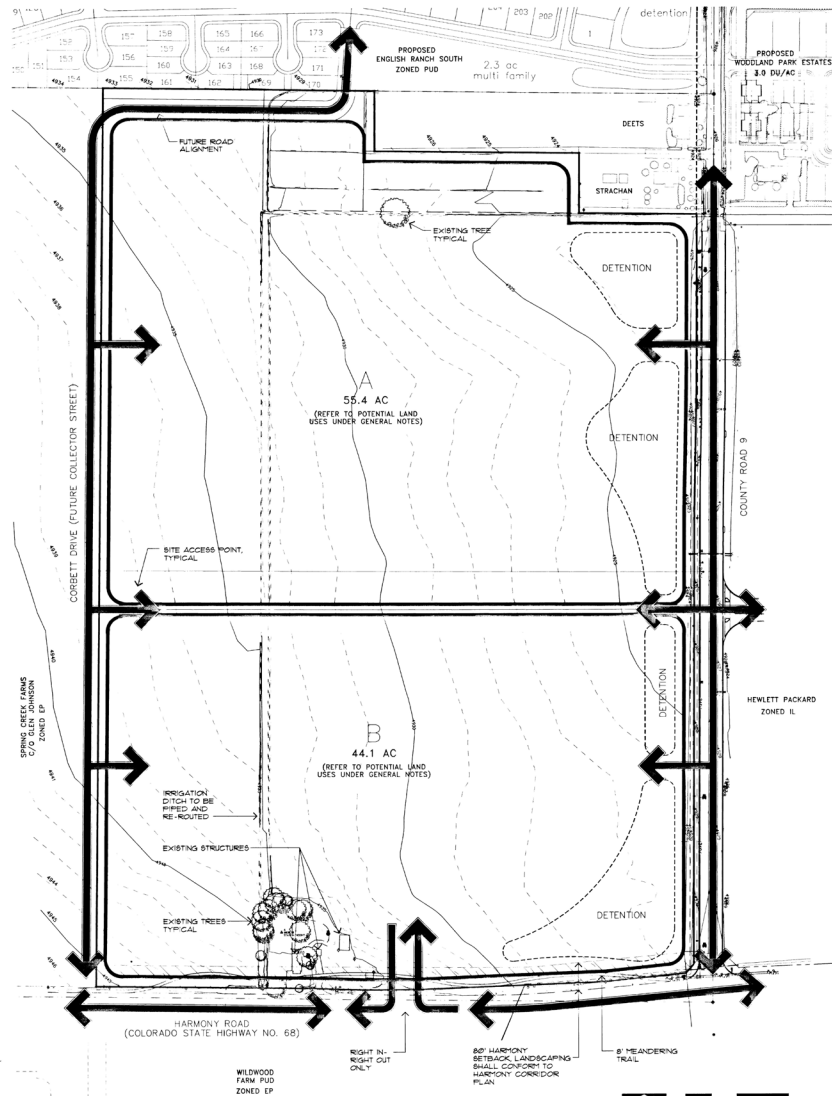


GENERAL NOTES

PARCEL SIZE: 99.5 AC (GROSS)
 EXISTING ZONING: EP (EMPLOYMENT PARK)
 MAXIMUM BLDG HEIGHT: 40 FEET (UNLESS SPECIFIC VARIANCE IS GRANTED BY THE PLANNING AND ZONING BOARD)
 PARCEL A: 59.4 ACRES
 ESTIMATED FLOOR AREA: TO BE DETERMINED
 DENSITY: UNKNOWN
 POTENTIAL USES: HOTELS/MOTELS, SIT-DOWN RESTAURANTS, NEIGHBORHOOD CONVENIENCE SHOPPING CENTERS, CHILD CARE CENTERS, ATHLETIC CLUBS, A MIX OF SINGLE FAMILY AND MULTI-FAMILY HOUSING, AND ALL OF THE POTENTIAL LANDUSES LISTED IN PARCEL B.
 PARCEL B: 44.1 ACRES
 ESTIMATED FLOOR AREA: PHASE I: 15,000 SF; FUTURE PHASES: UNKNOWN
 POTENTIAL LAND USES: BASIC INDUSTRIAL, NON-RETAIL EMPLOYMENT, RESEARCH FACILITIES, TESTING LABS, OFFICES AND OTHER FACILITIES FOR RESEARCH AND DEVELOPMENT, INDUSTRIAL USES, HOSPITALS, CLINICS, NURSING AND PERSONAL CARE FACILITIES, REGIONAL, VOCATIONAL, BUSINESS OR PRIVATE SCHOOLS AND UNIVERSITIES, FINANCE, INSURANCE AND REAL ESTATE SERVICES, PROFESSIONAL OFFICES. ALL OF THE USES LISTED IN PARCEL A (EXCEPT RESIDENTIAL) AND OTHER SIMILAR USES AS DETERMINED BY THE PLANNING AND ZONING BOARD.
 THE POTENTIAL LAND USES LISTED ABOVE ARE IDENTIFIED IN THE HARMONY CORRIDOR PLAN AS APPROPRIATE LAND USES FOR THIS SITE.
 THE SYMBIOS LOGIC PUD WILL BE A MIXED USE DEVELOPMENT TO POTENTIALLY INCLUDE OFFICE AND MANUFACTURING FACILITIES. THE LAND USE MIX REPRESENTED ON THIS MASTER PLAN IS BASED UPON THE BEST ESTIMATE OF PROJECTED REQUIREMENTS AT THIS TIME AS CHANGES OCCUR IN THE REQUIREMENTS OF SYMBIOS LOGIC AND AS PHASING AND OTHER REQUIREMENTS ARE DETERMINED. AMENDMENTS TO THIS MASTER PLAN MAY BECOME NECESSARY.
 APPROVAL OF THIS OVERALL DEVELOPMENT PLAN BY THE CITY OF FORT COLLINS DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES. RATHER, ANY FUTURE LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES, AND CRITERIA OF THE PLANNED UNIT DEVELOPMENT REGULATIONS AND OTHER RELEVANT CITY POLICIES AND STANDARDS.
 OPEN SPACE AREAS WILL BE MAINTAINED BY THE PROPERTY OWNER.
 DRAINAGE IMPROVEMENTS WILL BE DESIGNED IN ACCORDANCE WITH THE CITY'S ADOPTED BASIN STUDY FOR THE AREA.
 ADEQUATE LANDSCAPE BUFFERING WILL BE PROVIDED ALONG NORTH PROPERTY LINE IF LANDUSES ARE NOT SIMILAR.

LAND USE TABLE

PARCEL	LAND USE	GROSS AREA (ACRES)	PERCENT SITE AREA (%)	FLOOR AREA (SQ FT)
A	MIXED-USE (REFER TO POTENTIAL USES LISTED ABOVE)	59.4	59.7%	TBD
B	MIXED-USE (REFER TO POTENTIAL USES LISTED ABOVE)	44.1	44.3%	TBD
TOTALS		99.5	100.00%	TBD



LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter of Section 32, Township 7 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:
 Considering the South line of the Southeast Quarter of said Section 32 as bearing North 89° 22' 00" West from a 2" brass cap at the Southeast corner of said Section 32 to a 1" pipe in a range box at the South Quarter corner of said Section 32 and with all bearings contained herein relative thereto:
 Commencing at the Southeast corner of said Section 32; thence along the East line of said Section 32, North 00° 15' 00" East, 110.25 feet; thence departing said East line, North 89° 44' 50" West, 26.06 feet to a point on the North line of Harmony Road (Colorado Highway No. 68) and the POINT OF BEGINNING; thence along said North line the following seven courses and distances, South 42° 09' 12" West, 34.02 feet; thence, South 84° 04' 12" West, 232.30 feet; thence, South 87° 45' 12" West, 265.60 feet; thence, South 89° 49' 12" West, 143.10 feet; thence, North 88° 15' 33" West, 163.00 feet; thence, North 89° 22' 48" West, 607.00 feet; thence, North 89° 15' 48" West, 22.24 feet; thence, North 00° 37' 00" East, 262.40 feet to a point on the North line of the Southeast Quarter of said Section 32; thence along said North line, South 89° 17' 18" East, 797.24 feet; thence departing said North line, South 00° 15' 00" West, 178.00 feet; thence, South 89° 17' 18" East, 600.69 feet; thence, South 00° 15' 00" West, 178.00 feet; thence, South 89° 17' 18" East, 345.00 feet to a point on the East line of County Road No. 9; thence along said East line, South 00° 15' 00" West, 447.84 feet to a curve concave to the West, having a central angle of 80° 58' 50" and a radius of 7289.44 feet and the chord of which bears South 00° 44' 38" West, 133.08 feet; thence along the arc of said curve, 130.08 feet; thence, South 01° 14' 00" West, 219.14 feet to a curve concave to the East, having a central angle of 90° 28' 50" and a radius of 7688.44 feet and the chord of which bears South 00° 44' 38" West, 131.79 feet; thence along the arc of said curve, 131.79 feet; thence, South 00° 15' 00" West, 1260.62 feet to the Point of Beginning.

The above described tract of land contains 99.540 acres and is subject to all assessments and rights-of-way now on record or existing.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

BY: SYMBIOS LOGIC
 BY: *Tom McCarthy* 11/9/98
 TOM MCCARTHY, SENIOR VICE PRESIDENT DATE
 STATE OF COLORADO) S.S.
 COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF JANUARY, A.D. 19 98 BY
 SUBSCRIBED AND SIGNED BEFORE ME THIS 3 DAY OF JANUARY, A.D. 19 98.
 MY NOTARIAL COMMISSION EXPIRES 5-31-98
Barry Johnson
 NOTARY PUBLIC
 2201 Elmfield CT
 ADDRESS
 Fort Collins, CO 80525
 CITY STATE ZIP CODE

PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 24 DAY OF JUNE, A.D. 19 98.
Robert S. Workman
 SECRETARY OF THE PLANNING AND ZONING BOARD

OVERALL DEVELOPMENT PLAN

SYMBIOS LOGIC P.U.D.
FORT COLLINS, COLORADO

BHA DESIGN, INC. • 2000 VERMONT blha design FT. COLLINS, CO 80525 • TEL: 970-223-7577



Harmony Corridor Plan

Vision for mixed-use corridor with a strong employment base.

Land Use Policy Plan:

...promotes the maximum utilization of land within the corridor, higher density development, phased growth, a mix of uses and concentrated building activity.

The availability of public facilities, including streets, sewer, water, natural gas, and electricity, establishes the corridor as a preferred location for intense urban activity...

- (a) Maximize the use of existing services and facilities (streets and utilities).
- (b) Promote the development of the corridor as a high quality, self-contained and compact business center.
- (c) Provide for the location of industry and business in the city by identifying prime locations for such uses.
- (d) Provide shopping and service areas convenient to both residents and employees of the corridor.
- (e) Provide for a variety of housing types.
- (f) Preserve and protect existing residential neighborhoods from intrusive or disruptive development.

- Mixed-Use ODP:
 - 400 – 700 dwelling units (min. 3 housing types)
 - Childcare Center
 - 50,000sf Office/Community Facility space
- Approved Modifications of Standards & Alternative Compliance
 - 4.26(D)(2) Secondary Uses (*Ratio of Primary & Secondary Uses*)
 - 4.26(D)(3)(a) Dimensional Standards (*Residential Building Height*)
 - Section 3.6.3 Street Pattern & Connectivity
 - No mid-point vehicular access to north; bike/ped access only
- Condition of Approval – ODP shall demonstrate compliance with City Plan policies:

Policy LIV 3.5 – Distinctive Design

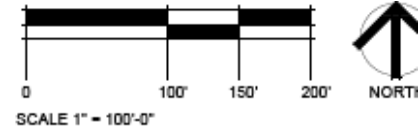
Require the adaptation of standardized corporate architecture to reflect local values and ensure that the community’s appearance remains unique. Development should not consist solely of repetitive design that may be found in other communities.

Policy LIV 3.6 – Context-Sensitive Development

Ensure that all development contributes to the positive character of the surrounding area. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area.

Parcel Index

PARCEL	ZONING	ACREAGE	ANTICIPATED USES
PARCEL A	HC	+/- 6.3 AC	SECONDARY / RESIDENTIAL USES
PARCEL B	HC	+/- 5.4 AC	SECONDARY / RESIDENTIAL USES / MIXED USE OR CHILD CARE CENTER
PARCEL C	HC	+/- 15.4 AC	SECONDARY / RESIDENTIAL USES / MIXED USE OR CHILD CARE CENTER
PARCEL D	HC	+/- 5.3 AC	PRIMARY / COMMUNITY FACILITY / CHILD CARE CENTER



Land-Use Statistics

ZONE DISTRICT TYPE	GROSS ACREAGE	RESIDENTIAL DENSITY	ESTIMATED UNITS	MAX. BLDG HT	HOUSING TYPE	COMMERCIAL / RETAIL / OFFICE
PARCEL A	+/- 6.3 AC	12 - 20 DU / AC	80 - 115	2-3 STORIES	SFA / MF / TWO-FAMILY DWELLING UNITS	
PARCEL B	+/- 5.4 AC	15 - 25 DU / AC	100 - 135	2-4 STORIES	SFA / MF / MIXED-USE / LIVE / WORK	
PARCEL C	+/- 15.4 AC	20 - 40 DU / AC	200 - 460	3-4 STORIES	SFA / MF / MIXED-USE / LIVE / WORK	
PARCEL D	+/- 5.3 AC	0 - 32 DU/AC	150 MAX	3 STORIES MAX	MIXED - USE	+/- 65,000 SF / 4-12 LIVE / WORK UNITS
TOTAL	+/- 32.6 AC.	12.3 D/U - 21.5 D/U (Avg for Entire Site)	400 MIN - 700 MAX (OVERALL)			+/- 65,000 SF

APPROVED MODIFICATIONS

THE FOLLOWING CODE SECTIONS WERE MODIFIED AND APPROVED AS FOLLOWS AND NOTED ON THIS ODP MAP.

- 4.26(D)(2) FOR 100% SECONDARY USES
- 4.26(D)(3)(A) TO PERMIT A 4TH STORY FOR RESIDENTIAL BUILDINGS ON PARCELS B & C.

CONDITIONS OF APPROVAL

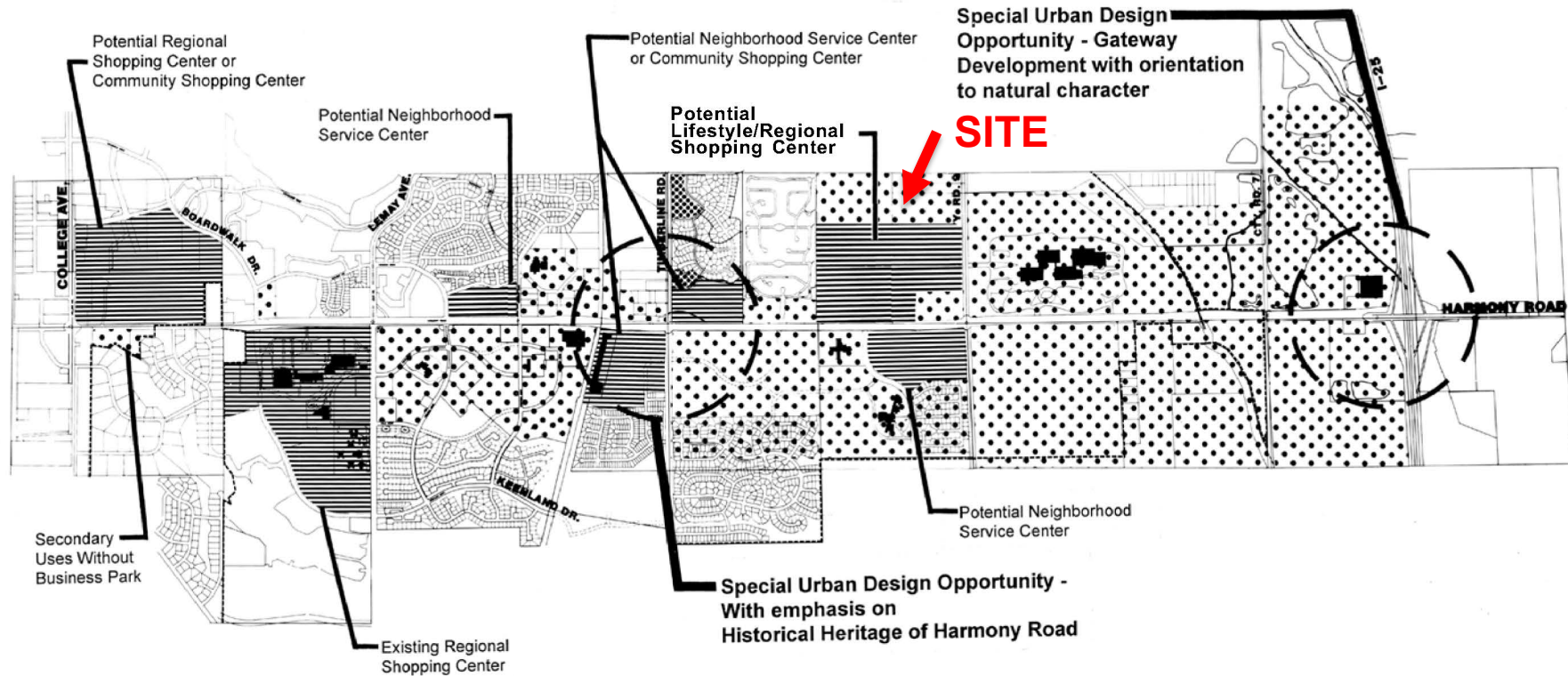
THE ODP SHALL DEMONSTRATE COMPLIANCE WITH THE FOLLOWING CITY PLAN POLICIES:

POLICY LIV 3.5 - DISTINCTIVE DESIGN REQUIRE THE ADAPTATION OF STANDARDIZED CORPORATE ARCHITECTURE TO REFLECT LOCAL VALUES AND ENSURE THAT THE COMMUNITY'S APPEARANCE REMAINS UNIQUE. DEVELOPMENT SHOULD NOT CONSIST SOLELY OF REPETITIVE DESIGN THAT MAY BE FOUND IN OTHER COMMUNITIES.

POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT ENSURE THAT ALL DEVELOPMENT CONTRIBUTES TO THE POSITIVE CHARACTER OF THE SURROUNDING AREA. BUILDING MATERIALS, ARCHITECTURAL DETAILS, COLOR RANGE, BUILDING MASSING, AND RELATIONSHIPS TO STREETS AND SIDEWALKS SHOULD BE TAILORED TO THE SURROUNDING AREA.

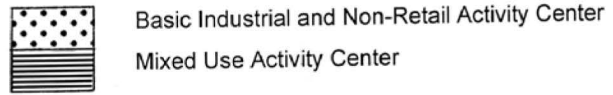
General Notes:

1. ZIEGLER - CORBETT OVERALL DEVELOPMENT PLAN WILL BE A RESIDENTIAL AND MIXED-USE DEVELOPMENT AS PART OF THE HARMONY CORRIDOR (H-C) ZONE DISTRICT. THE PROPOSED DEVELOPMENT WILL HAVE A MIX OF HOUSING TYPES AS REQUIRED/ALLOWED PER THE UNDERLYING ZONE DISTRICT AND ANY APPROVED MODIFICATIONS.
2. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS ODP ARE APPROXIMATE. ANY ADDITIONAL LAND USES NOT ALLOWED IN THE APPLICABLE ZONE DISTRICTS MUST BE APPROVED ACCORDING TO THE CRITERIA AS SET FORTH BY THE CITY OF FORT COLLINS
3. MASTER UTILITY AND DRAINAGE PLANS HAVE BEEN SUBMITTED WITH THIS ODP.
4. TWO POINTS OF FIRE ACCESS HAVE BEEN PLANNED TO SERVE ALL AREAS OF THE PROJECT. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY POUDE FIRE AUTHORITY.
5. ALL PUBLIC STREETS WILL BE DESIGNED TO THE FORT COLLINS LARIMER COUNTY URBAN AREA STREET STANDARDS. THE INTERNAL ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE LOCATIONS ONLY. PRECISE LOCATIONS OF ACCESS POINTS WILL BE IDENTIFIED AT THE TIME OF PROJECT DEVELOPMENT PLANS (PDP).
6. THE NETWORK OF PUBLIC STREETS OR PRIVATE DRIVES AND ASSOCIATED PEDESTRIAN WALKS TO BE DETERMINED DURING THE PDP PROCESS. THIS DEVELOPMENT'S CONTRIBUTIONS TO PEDESTRIAN IMPROVEMENTS ALONG ZIEGLER ROAD AND PADDINGTON ROAD WILL BE DETERMINED BASED ON THE TRAFFIC STUDY ASSOCIATED WITH FUTURE PDP.
7. ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PDP PROCESS.
8. THE ACTUAL ANGLE OF THE ROAD CONNECTION FROM CORBETT DR. TO THE PROPERTY WILL BE DETERMINED AT THE TIME OF PROJECT DEVELOPMENT PLANS (PDP).
9. THE SITE IS GREATER THAN 30 ACRES IN SIZE, WHICH WILL REQUIRE A MINIMUM OF THREE HOUSING TYPES. A MIXTURE OF SINGLE FAMILY ATTACHED, MULTI-FAMILY, WORK/LIVE AND MIXED USE UNITS WILL BE APPLIED OVER THE ENTIRE ODP, AND FINALIZED AT THE PROJECT DEVELOPMENT PLAN PHASE.
10. A TOTAL OF +/- 1.5 ACRE PRIVATE PARK(S) (NOT TO BE OWNED OR MAINTAINED BY THE CITY OF FORT COLLINS) WILL BE PROVIDED AND DESIGNED AS PART OF A FUTURE PDP PROCESS
11. EXISTING TREES IF PRESENT ON THE SITE WILL BE PRESERVED TO THE EXTENT PRACTICAL.
12. A CHILD CARE CENTER WILL BE PROVIDED AS PART OF THE DEVELOPMENT IN EITHER OF THE PARCELS INDICATED.
13. COMMUNITY FACILITY WILL BE ALLOWED IN PARCELS 'D' AND 'E' AND WILL TAKE PRIORITY OVER OTHER USES IF OFFERED.
14. PARCEL B WILL BE ALLOWED A 4TH FLOOR FOR ROOF TOP DECK AND AMENITIES AND RESIDENTIAL LOFT UNITS. PARCEL C WILL BE ALLOWED A 4TH FLOOR FOR FULL RESIDENTIAL UNITS.
15. PARCEL B - 4TH STORIES SHALL BE SET BACK A MINIMUM OF 10-FT ON ALL SIDES AND THE 4TH STORY FLOOR AREA SHALL NOT EXCEED TWO-THIRDS (2/3) OF THE FLOOR AREA OF THE FLOOR BELOW, BUT NOT INCLUDING OPEN BALCONIES OR ROOFTOP PATIOS.
16. PARCEL C - 4TH STORIES OF RESIDENTIAL BUILDINGS SHALL BE SET BACK AN AVERAGE OF 10-FT ON AT LEAST TWO SIDES FROM THE FLOOR BELOW.
17. ALL RESIDENTIAL UNITS WILL BE ENHANCED WITH SOLAR PANELS.
18. TOWNHOME AND CONDOMINIUM UNITS WILL BE EITHER LEED GOLD OR ZERO ENERGY READY CERTIFIED.
19. 4 - 12 LIVE / WORK UNITS WILL BE PROPOSED AS A PART OF THE OVERALL DEVELOPMENT. THESE UNITS WILL INCLUDE STREET FACING COMMERCIAL STOREFRONT ACCESS.

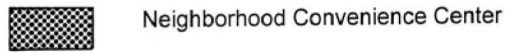


- Standards require 75% primary uses in most areas of the corridor
- Harmony Corridor Plan amended by Council in early 2000s to support regional shopping center south of ODP site

Harmony Activity Centers



Potential Shopping Center Locations Outside of Activity Center



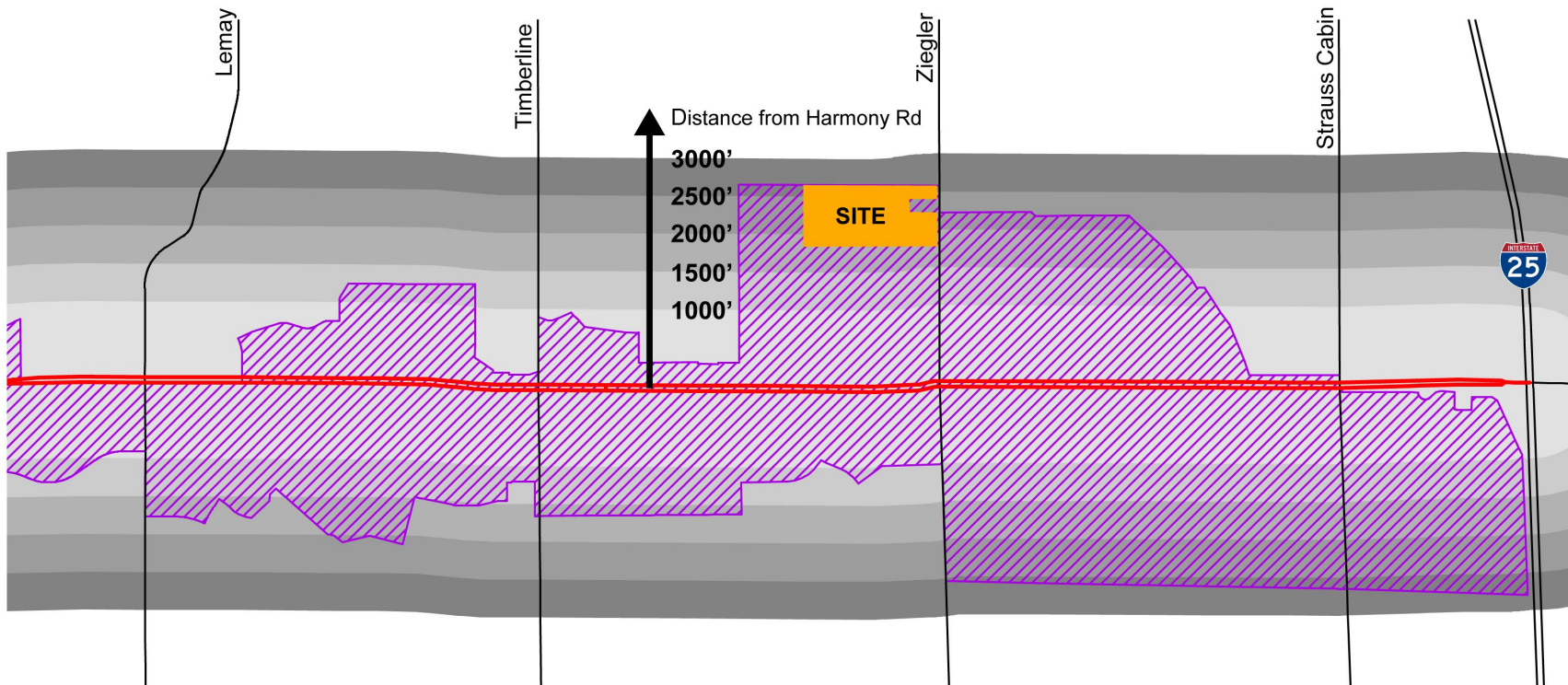
LUC Requirement	Modification Request	Proposed Primary Uses (Gross Land Area)	Proposed Primary Uses (Square Footage)
Minimum 75% primary uses	0% primary uses (100% secondary uses)	17% (5.3 of 31.3 acres)	50,000 square feet (Equivalent intensity to 10 acres of primary employment land, or approximately 33% of ODP land area)

- Staff evaluation based based on 100% secondary use request
 - Flexibility to permit either office use OR a combination of office & community facility space in Parcels D & E

- No other secondary uses permitted within Parcels D & E

Staff Evaluation

- Meets criterion 2.8.2(H)(2) & 2.8.2(H)(3) due to existing hardship or practical difficulties and providing substantial benefits



- Harmony Rd Centerline
- Major Street
- Harmony Corridor (HC) Zone District

Harmony Corridor Plan

“the focus of most development activity, especially commercial, should be at the major street intersections...”

City Plan Employment Land Demand & Inventory Analysis

- Identified access and visibility as key characteristics for viability of employment and industrial land development
 - ODP site features reduced visibility and access compared to other key Harmony Corridor properties

- Inventory of employment land exceeds anticipated demand through 2040. Harmony Corridor specific recommendation:

“Certain remaining parcels along Harmony Road that are further from Harmony Road and behind larger commercial and employment uses could be considered for designation as residential uses. Specifically, the City should strive for higher density residential uses in these areas given their proximity to employment and potential enhanced transit routes”

Providing Substantial Benefits

- ODP will provide on-site childcare
 - Adopted as 2021-2023 Council priority. Policy goals for neighborhood livability and economic health in City Plan

- Advances community energy & climate action goals
 - Residential buildings to feature solar panels
 - Townhome & condominium structures LEED gold certified

- Proposed 1.5-acre park within the development, substantially exceeding HC district standards for park/gathering space (10,000 sf minimum requirement)

Code Requirement

- HC district permits up to 6-story building height for primary uses and up to 3-story building height for residential

Modification Request:

- 4-story residential building height on Parcels B & C

Staff Evaluation:

- Meets criterion 2.8.2(H)(1) as the building heights across the ODP meet the intent of the Harmony Corridor Plan in an equal or better way

Balancing Harmony Corridor policy goals and land use guidance

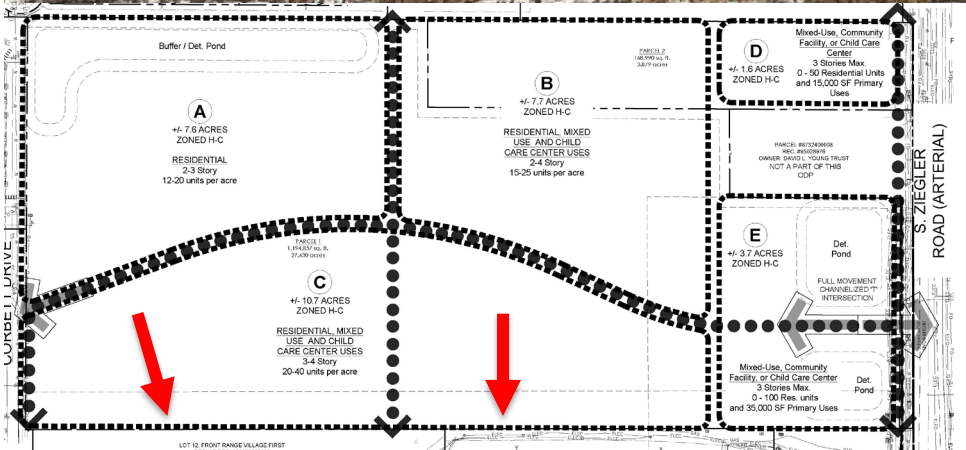
- Corridor suitable for more intensive development
- Appropriate transitions to residential neighborhoods

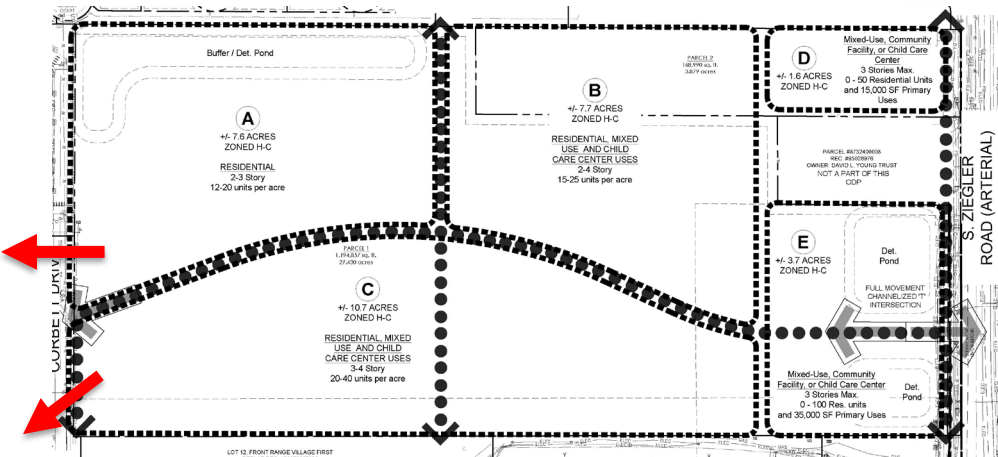
The LAND USE POLILCIES PLAN promotes the maximum utilization of land within the corridor, higher density development, phased growth, a mix of uses and concentrated building activity. The availability of public facilities, including streets, sewer, water, natural gas, and electricity, establishes the corridor as a preferred location for intense urban activity including a mix of residential, industrial, commercial and recreational uses.

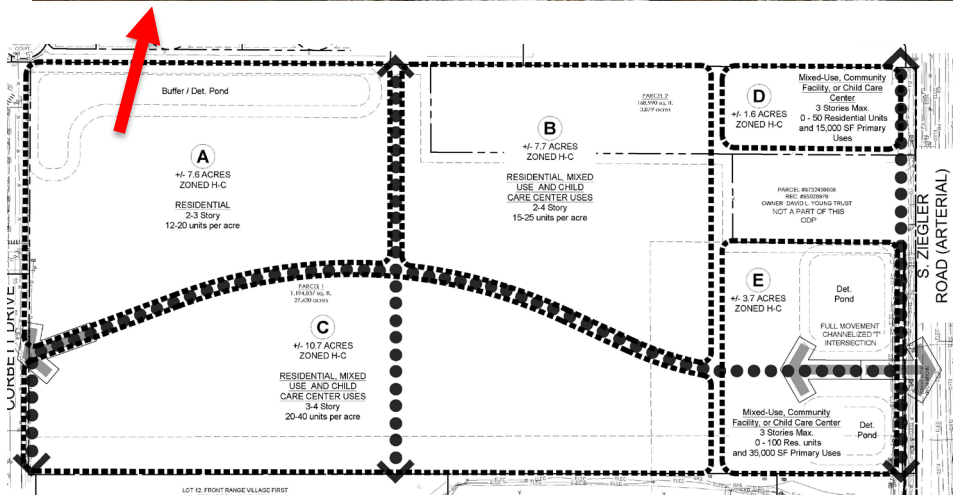
*Land Use Plan Introduction – “Issues”
The issues surrounding future land use in the Harmony Corridor appear to focus on the need to manage development to achieve a level of quality consistent with the economic, environmental, visual and other “quality of life” objectives of the community; while guiding the corridor to become a major business center in northern Colorado that attracts desirable industries and businesses and, **at the same time, provides effective transitions from residential neighborhoods.***

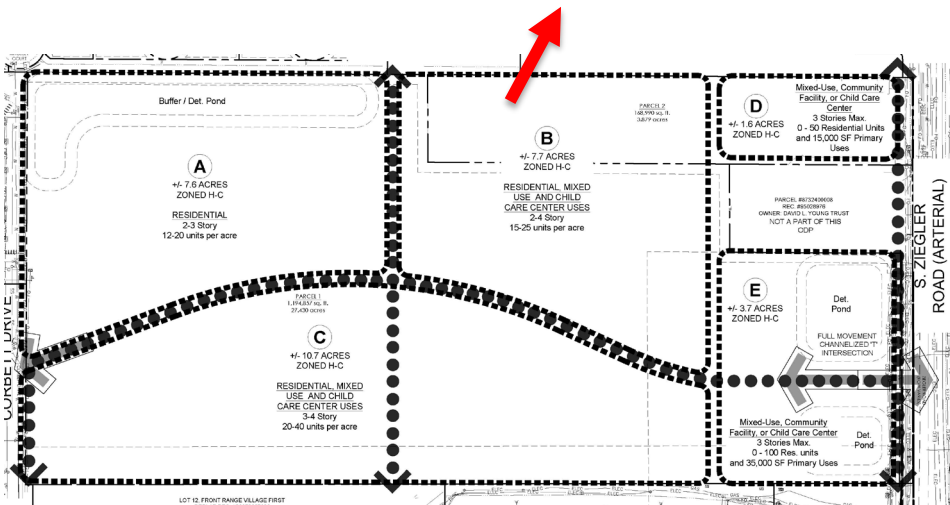


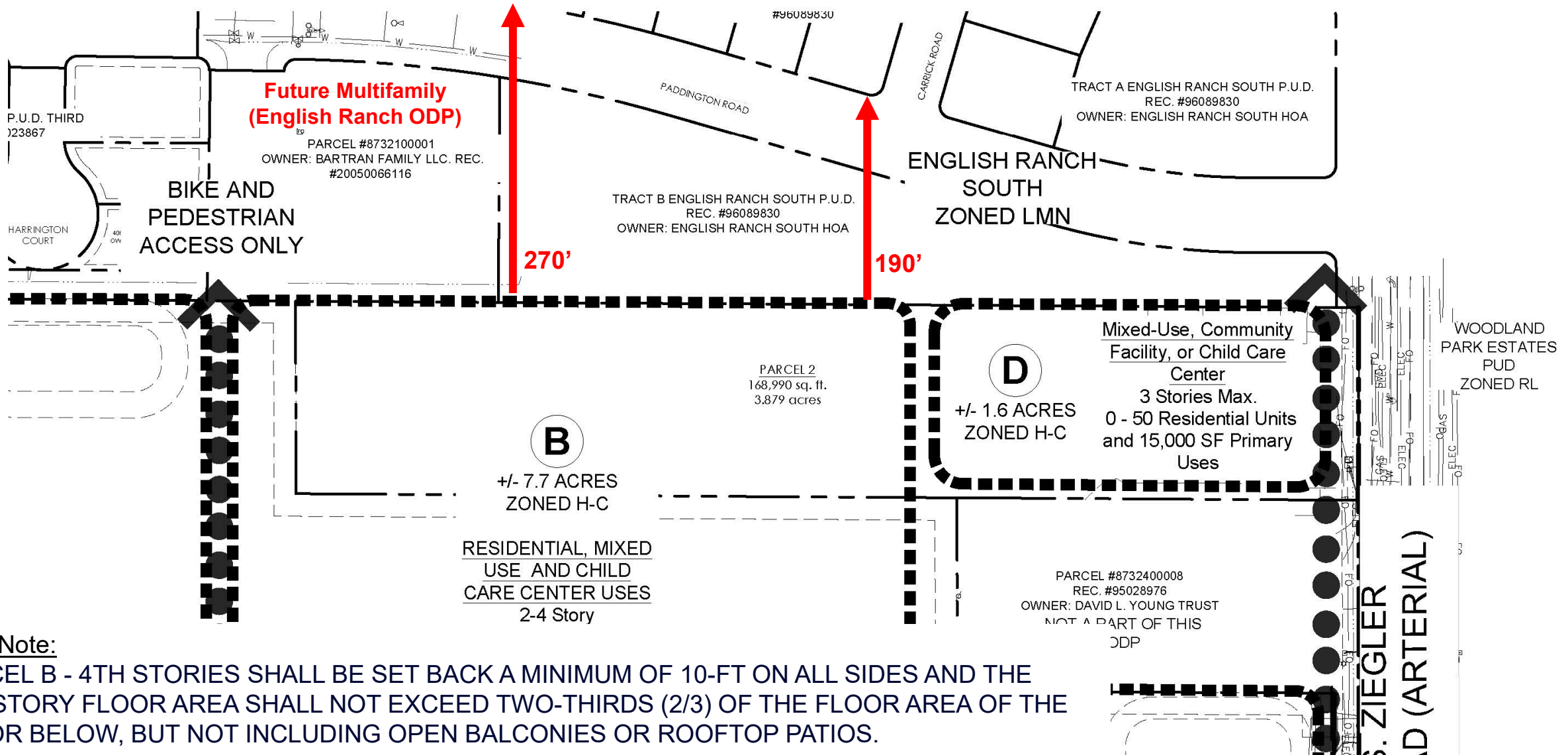
ODP Note:
PARCEL C - 4TH STORIES OF RESIDENTIAL BUILDINGS SHALL BE SET BACK AN AVERAGE OF 10-FT ON AT LEAST TWO SIDES FROM THE FLOOR BELOW.











ODP Note:

PARCEL B - 4TH STORIES SHALL BE SET BACK A MINIMUM OF 10-FT ON ALL SIDES AND THE 4TH STORY FLOOR AREA SHALL NOT EXCEED TWO-THIRDS (2/3) OF THE FLOOR AREA OF THE FLOOR BELOW, BUT NOT INCLUDING OPEN BALCONIES OR ROOFTOP PATIOS.

Code Requirement

3.6.3(E) Distribution of Local Traffic to Multiple Arterial Streets.

*“All development plans shall contribute to developing a local street system that will allow access to and from the proposed development, as well as access to all existing and future development within the same section mile as the proposed development, **from at least three (3) arterial streets upon development of remaining parcels within the section mile**, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature. The local street system shall allow multi-modal access and multiple routes from each development to existing or planned neighborhood centers, parks and schools, without requiring the use of arterial streets, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature.*”

3.6.3(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels.

*“All development plans shall **incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development**. All development plans shall provide for future public street connections to adjacent developable parcels by **providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land.**”*

Staff Evaluation

- No reduction in access / connection for bikes or pedestrians
 - ODP site features three north-south bike/ped access points
- Amenities to the north include English Ranch Park, Linton Elementary School
 - Located half-mile walking distance from center of ODP site
 - City policies / PSD walksheds encourage non-vehicular travel at these distances
 - ODP providing onsite park / gathering space; lower school enrollment demand
- TIS modeled connection / no connection. Both scenarios do not present level of service issues
- No connection requires trips to access an arterial; but detour is limited in distance
- No connection requested by neighborhood; aligns with previous policy decision made by City Council in 2010 to remove connection from MSP