

14 December 2000.



Mr. Steve Olt
City of Fort Collins Planning Department
281 North College Ave.
Fort Collins, CO 80521

RE: **Harmony Ridge PUD Phase II**

Dear Steve:

On behalf of our clients, Jim Sell Design, Inc. is submitting Harmony Ridge PUD Phase II to the City of Fort Collins, for Planning and Zoning approval under the Land Development Guidance System.

This project is Phase II of an existing approved ODP. The ODP outlined the type of housing, development density and access points for this Phase of the project. It is this developments intent to conform to the ODP. The proposed plan consists of 123 Townhome units, taking access from Harmony Road through Phase I along Prairie Ridge Drive. The plans layout conforms with the existing topography, and steps-down the slope to blend in with the terrain. A central park space provides an active recreation area accessed by walks along the street. The previously established density, unit type and required 50' separation between buildings along the Fromme Prairie, force the use of narrow private streets to access the units. A fire access onto Old Harmony Road as shown on the ODP, provides a second point of access to the project. The proposed units will be architecturally consistent with those approved for Phase I. The project is proposed to be constructed as one phase.

Property owners/developers:

Mr. J.D. Padilla
3600 South College Ave.
Fort Collins, CO 80525

Mr. Chris Wells
1507 Buttonwood Dr.
Fort Collins, CO 80525

Mr. Mike Sanders
3600 South College Ave.
Fort Collins, CO 80525

Mr. Ron Wykftra
811 Casey Key Road
Nokimis, FL 34275

The following letter will outline the projects compliance with the City of Fort Collins City Plan Comprehensive Plan Principles and Policies, address concept review comments, and outline the submittal of the project.

Principles and Policies

- Principle LU-1: Growth within the city will promote a compact development pattern within a well defined boundary.
- Policy LU-1.1: Compact Urban Form.
- Principle T-4: Bicycling will serve as a viable alternative to automobile use for all trip purposes.
- Policy T-4.2 : System Design.
- Principle T-5: The City will acknowledge pedestrian travel as a viable transportation mode and elevate it in importance to be in balance with all other modes. Direct pedestrian connections will be provided and encouraged from place of residence to transit, schools, activity centers, work and public facilities.
- Policy T-5.2 : Connections.
- Policy T-5.3 : Continuity.
- Principle T-6: Street crossings will be developed to be safe comfortable, and attractive.
- Policy T-6.1 : Street Crossings.
- Principle CAD-1 : Each addition to the street system will be designed with consideration to the visual character and the experience of the citizens who will use the street system and the adjacent property. Together, the layout of the street network and the streets themselves will contribute to the character, form and scale of the city.
- Policy CAD-1.2 : Street Layout.
- Policy CAD-1.3 : Streetscape Design.
- Policy CAD-1.4 : Street Tree Design.
- Principle CAD-2 : Public spaces, such as plazas, civic buildings, outdoor spaces, parks, and a gateway landscapes should be designed to be functional, accessible, attractive, safe and comfortable.
- Policy CAD-2.2 : Public Space Design.
- Principle ENV-5: Natural habitat/ecosystems (wildlife, wetlands, and riparian areas) will be protected and enhanced within the developed landscape of Fort Collins.
- Policy ENV-5.1 : Protection and Enhancement.
- Principle NOL-1 : Preserve and protect natural areas within Fort Collins and the Community Growth Management Area to provide habitat essential to the conservation of plants, animals, and their associated ecosystems and to enrich the lives of citizens by providing opportunities for education, scientific research, nature, interpretation, art, fishing, wildlife observation, hiking and other activities.
- Policy NOL-1.1 : Natural Areas System.
- Policy NOL-1.13 : Access.
- Principle NOL-2 : Open lands are important in providing the city with a well-defined edge, establishing community separators, directing growth, and preserving rural character.
- Principle AN-1 : New neighborhoods will be integral parts of the broader community structure.
- Policy AN-1.1 : Relationships to Residential Districts.
- Policy AN-1.2 : Street Network.

- Policy AN-1.6 : Pedestrian Network.
- Principle AN 2 : A wide range of open lands, such as small parks, squares, greens, play fields, natural areas, orchards and gardens, greenways, and other outdoor spaces should be integrated into neighborhoods.
- Policy AN-2.1 : Neighborhood Parks and Outdoor Spaces.

Concept Review responses: (each numbered response correlates to the Concept Review letter dated

1. Zoning Department

- a. noted
- b. noted
- c. noted
- d. noted

2. Engineering Department

- a. Traffic study has been discussed with Eric Bracke, and updated accordingly
- b. noted
- c. noted
- d. noted
- e. noted
- f. noted

3. Light and Power Department

4. Water/Wastewater Department

5. Stormwater Utility

- a. noted
- b. noted
- c. noted
- d. the plan is being submitted to comply with the approved ODP
- e. noted
- f. noted

6. Natural Resources Department

- a. the project is being submitted under the LDGS, and has been designed to be consistent with the approved Harmony Ridge Phase I.
- b. the units along the Fromme Prairie are required to have a 50' separation between units, this has been maintained and is consistent with Phase I
- c. noted
- d. see note 6.b.
- e. please review the landscape plan as submitted.

7. Advance Planning Department - two connections have been provided to the trail to the trailhead parking lot to the west.

8. Transportation Planning Department

- a. see noted 2.a.
- b. GayLene Rossiter of Transfort indicated that future service is planned along Harmony road, however they are not sure when it will

occur. She also expressed interest in a bus stop near the intersection of Harmony Road and Seneca St.

c. see attached site plan

9. Poudre Fire Authority - a second point of access for fire only has been provide, to be consistent with the ODP.
10. Parks Planning Department - noted.
11. Current Planning Department - noted.
12. noted.
13. noted.
14. noted.

Submittal information:

- Application Form and filing fee
- 2 APO lists (one already submitted for neighborhood meeting)
- Site Plan (30)
- Subdivision Plat (23)
- Architectural elevations (6)
- Landscape Plan (20)
- Statement of Planning objectives (26)
- Transportation Impact Analysis (6)
- Utility Plans (12)
- Drainage and erosion control report (4)
- Soils report (2)
- Context Diagram (5)
- Wetland report (2)
- Copy of conceptual review letter (1)
- Legal description (1)
- Variance letter (1)
- Off site easements (12)
- LDGS points chart (1)

Please review the attached information, should you have questions feel free to contact our office.

Sincerely,
JIM SELL DESIGN Inc.



J. Brad Saucerman,
Landscape Architect II, Project Manager

encl.