





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 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. 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 SANCTUARY WEST

Project Address (parcel # if no address) 9709103020, 9709104002, 9709104001

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) STEPHANIE HANSEN

Business Name (if applicable) RIPLEY DESIGN, INC

Applicant Mailing Address 419 CANYON AVE. SUITE 200

Phone Number 970.224-5828 E-mail Address STEPHANIE@RIPLEYDESIGNINC.COM

Basic Description of Proposal (a detailed narrative is also required) ANNEXATION OF EAST PARCEL HOUSING DEVELOPMENT CONSISTING OF MULTIPLE HOUSING TYPES

Zoning LMN / MMN Proposed Use RESIDENTIAL Existing Use VACANT

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.

Increase in Impervious Area UNKNOWN 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)*

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- 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

## Sanctuary West Preliminary Development Review Narrative:

- A. Sanctuary West will be a dynamic new residential community in North Fort Collins. Drawing from the agricultural character of the area. The architecture and site amenities are planned to have a modern farm and mid-century contemporary craftsman feel. It will be a mix of housing types ranging from two-family attached to 12 unit multi-family buildings and a senior housing continuum of care campus.

The site is located just north of Poudre High School on the North side of Laporte Avenue. The eastern boundary borders Taft Hill Road and the site is divided by New Mercer Ditch. The west portion of the site is within the City limits and is zoned Low Density Mixed-Use Neighborhood (LMN). The plan proposes a mix of two family dwellings, single family attached and multi-family buildings.

The area east of New Mercer ditch is currently not within the City limits. It will be annexed and zoned followed by a Project Development Plan (PDP) submittal. Due to the anticipated use of continuum senior care, Medium Density Mixed-Use Neighborhood (MMN) zoning is being proposed which varies from the LMN zoning shown on the Structure Plan. The east side of the project will also contain a park, community club house, and activity area for both the residential and senior housing users.

- B. There is one out building on the property which will be removed. There is also an existing storm water conveyance on the west side of the property that will remain.
- C. There will be two points of access for vehicles into the neighborhood. There will be an access directly across from Stephens Street on Laporte Avenue with a second entrance along Taft Hill Road. Due to existing development of large storm water channels, extending the streets from the Green Acres Subdivision is not possible and instead will be connected by trails thereby significantly enhancing pedestrian connectivity to Laporte Avenue. In addition, two major pedestrian spines are proposed to connect Soldier Creek Trail to Laporte Avenue. These improvements will bring much needed pedestrian connectivity to this area of the City.
- D. Due to the site's irregular shape and existing storm water channels, the site design focuses on small neighborhoods. All of the dwelling units will be served by private drives and/ or alleys coming off of a single local street that runs east west through the site. Most all of the units face landscaped open space maintained by the home owner's association.

Terminated vistas will be provided at the ends of major turns in the public road. The development is clustered in small neighborhoods and a modern farm and mid-century contemporary craftsman architectural aesthetic ties the community together. Pitched roof lines compliment the country feel and appearance as described in the Norwest Subarea Plan.

The multi-family units, the two-family attached (duplex) units, and the town home units will be two story with some of the townhome end units and duplexes offering a ranch option. The row

homes will be three stories with a roof top deck. These building will utilize pitched roofs with varying heights to make them feel more like 2.5 story structures. The floor plates of these buildings will also change from floor to floor with the top floor pitched roof areas having as low as a 5-6 foot plate. These architectural features will reduce the massing of these buidlings and their location on the interior of the development will further reduce their prominence within the community.

- E. Through the placement of housing types, we have made a conscience effort to limit density adjacent to the existing single-family residences while coming in less dense on than code allows. (The west parcel is currently at 8 du/ac The east parcel is at 5.3 du/ac).

Where there is adjacency to existing residential, the plan has placed the 2 story duplex and town home units complimenting the existing residential. The multi family and row homes have been placed in the eastern portion of the western parcel separated from adjacent housing by public streets and large water channels. In addition, the architecture proposed will complement the rural context of the surrounding area.

- F. Detention will occur on the southern half of both the eastern and western portions of the site.
- G. The detention and storm water will follow the current grades of the site and flow to natural low spots.
- H. Water quality will be provided to treat additional impervious run off.
- I. The New Mercer ditch flows through the site. An ECS will be provided. The current site plan shows the natural area buffer. Although some buildings and parking will intrude into the buffer zone, the overall aggregate area will exceed the buffer standard by 18,500 s.f. In addition, a trail will be provided from the Soldier Creek trail through the buffer to the southern property boundary.
- J. The multi-family buildings will have automatic fire sprinklers. What is the current code requirements for the:
  - a. Two family dwellings?
  - b. Single-family attached (3 plex and greater)?
- K. The irregular shape of the site along with the existing storm water facilities make the site difficult to develop. As a result, we are using pedestrian spines to create a livable community focusing on the existing and proposed open space. This will require modifications to the 350' pedestrian spine standard as well as street spacing. In addition we will be asking for a modification to have 3 stories on the row homes. The justifications will be based upon the generous buffer from the adjacent residential that localizing density allows along with the high percentage of open space.

L. This project was submitted as a PDP and FDP in 2008 as Sanctuary West.

M. Questions:

- a. What are the automatic fire sprinkler requirements for the two family and single family attached buildings?
- b. The loop drive on both the east and west end of the western portion of the site exceed 660'. If these drives are to be public alleys, would a variance be viable. If they are private, is there an issue with the length.
- c. There is an existing right of way off set from Briarwood. We would like this to be gated emergency access only with a pedestrian corridor. Is that acceptable?
- d. All dwelling units are alley loaded. Much of the street is single loaded. In the areas with single loaded street, can we have a residential local cross section instead of the connector local?

CONCEPT

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.  
Russ Lee  
419 Canyon Ave, Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828  
f. 970.225.6657

OWNER

SOLITAIRE HOMES  
Bill Veio and David Pretzler  
6645 E. Heritage Pl. South  
Centennial, CO 80111  
303.721.9054

DENSITY (20 ACRES OR MORE) : 4 DU/ACRE NET MIN. - 9 DU/ACRE GROSS MAX.  
DENSITY (19 ACRES OR LESS) : 3 DU/ACRE NET MIN. - 9 DU/ACRE GROSS MAX.  
DENSITY MAX IN ONE PHASE: 12 DU / ACRE

GROSS DENSITY DOES NOT INCLUDE LAND DEVOTED TO NONRESIDENTIAL USES  
NET DENSITY: SUBTRACT ARTERIAL STREET DEDICATION, NATURAL HABITAT  
BUFFER ZONES, DEEDED OPEN SPACE TO HOA, PUBLIC ALLEYS, PED BIKE  
CONNECTIONS

MIX OF HOUSING: 3 HOUSING TYPES IS OVER 20 ACRES  
4 HOUSING TYPES IF OVER 30 ACRES

MULTI-FAMILY MAX. UNITS: 12  
PARK: WITHIN 1/4 MILE OF 90% OF RESIDENCES  
1 ACRE MIN.

ONLY 2 SIDES CAN HAVE REAR YARDS ABUTTING  
MID BLOCK PED CONNECTIONS: 650' MAX.  
BUILDING HEIGHT: 1, 2 & 3 FAMILY DWELLINGS: 2.5 STORIES MAX.  
ALL ENTRIES MUST BE WITHIN 200' FROM A STREET SIDEWALK OR 350' FROM  
STREET SIDEWALK IF IT OPENS DIRECTLY ONTO A CONNECTING MAJOR WALKWAY  
SPINE  
ON-STREET PARKING COUNTS TOWARDS FRONTING MF

WEST UNIT COUNT:		EAST UNIT COUNT:	
DUPLEX	52	MULTI-FAMILY	78
TOWNHOME	24	TOTAL	78
ROWHOUSE	47		
CONDO	90		
TOTAL	213		

26.45 GROSS ACRES = 8.09 DU/ACRE  
14.68 GROSS ACRES = 5.3 DU/ACRE

PARKING:  
2 BED UNITS = 1.75 SPACES PER UNIT  
3 BED UNITS = 2 SPACES PER UNIT

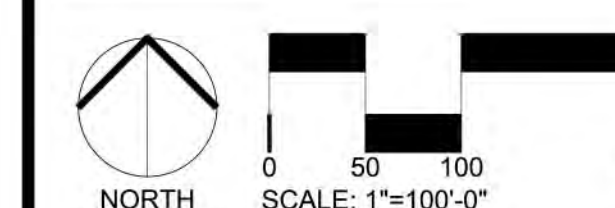
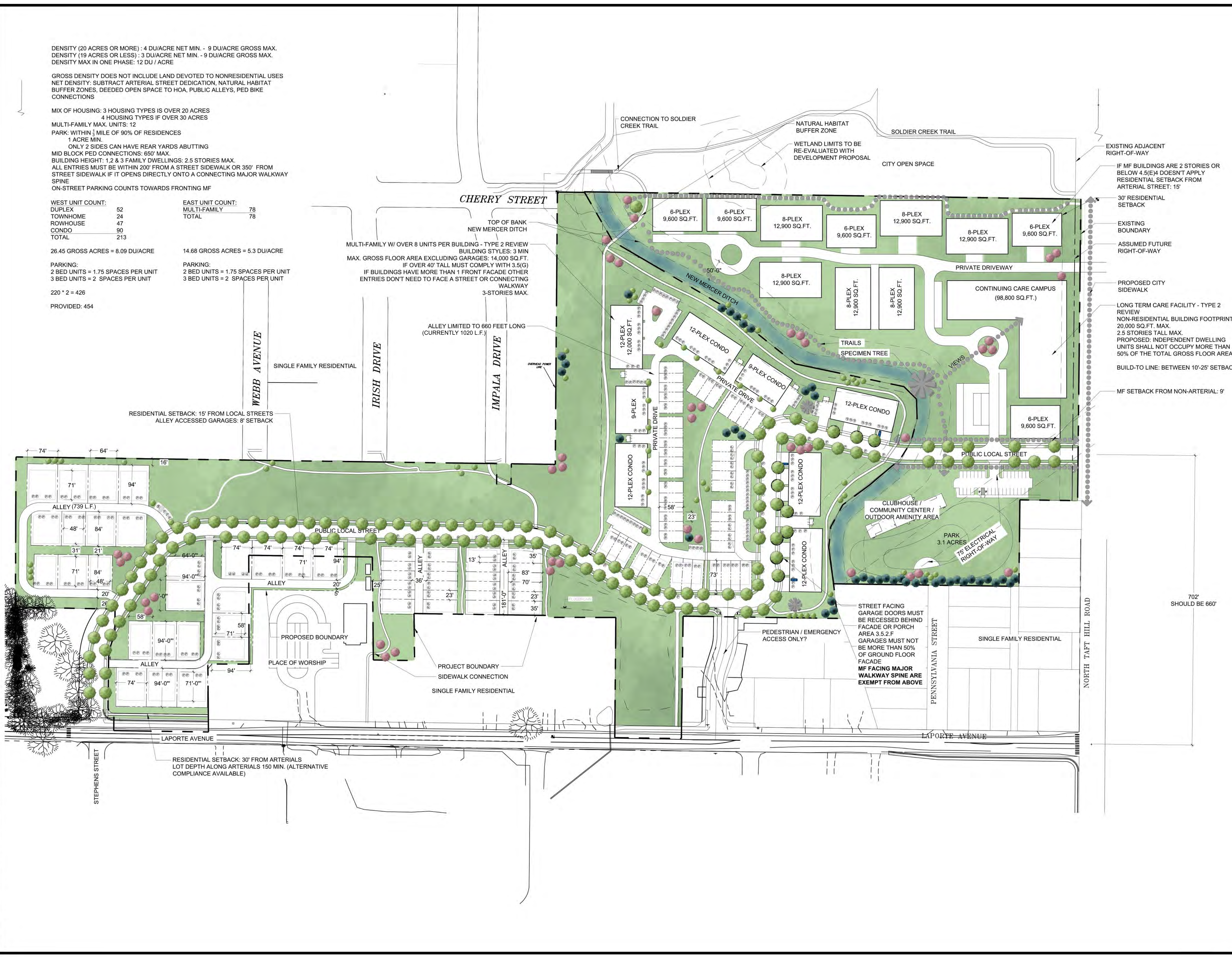
220 \* 2 = 426

PROVIDED: 454

MULTI-FAMILY W/ OVER 8 UNITS PER BUILDING - TYPE 2 REVIEW  
BUILDING STYLES: 3 MIN  
MAX. GROSS FLOOR AREA EXCLUDING GARAGES: 14,000 SQ.FT.  
IF OVER 40' TALL MUST COMPLY WITH 3.5(G)  
IF BUILDINGS HAVE MORE THAN 1 FRONT FACADE OTHER  
ENTRIES DON'T NEED TO FACE A STREET OR CONNECTING  
WALKWAY  
3-STORIES MAX.

ALLEY LIMITED TO 860 FEET LONG  
(CURRENTLY 1020 L.F.)

STREET FACING  
GARAGE DOORS MUST  
BE RECESSED BEHIND  
FACADE OR PORCH  
AREA 3.5.2.F.  
GARAGES MUST NOT  
BE MORE THAN 50%  
OF GROUND FLOOR  
FACADE  
MF FACING MAJOR  
WALKWAY SPINE ARE  
EXEMPT FROM ABOVE



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	CONCEPT	05/22/2018

REVISIONS		
No.	DESCRIPTION	DATE

SITE PLAN A

SEAL:



PROJECT No.:	R18-004
DRAWN BY:	SH
REVIEWED BY:	RL
DRAWING NUMBER:	

Plotted By: Stephanie Hansen Layout: L-1 SITE PLAN Printed On: 5/23/2018 9:28 AM File Name: L-1 SITE PLAN.dwg











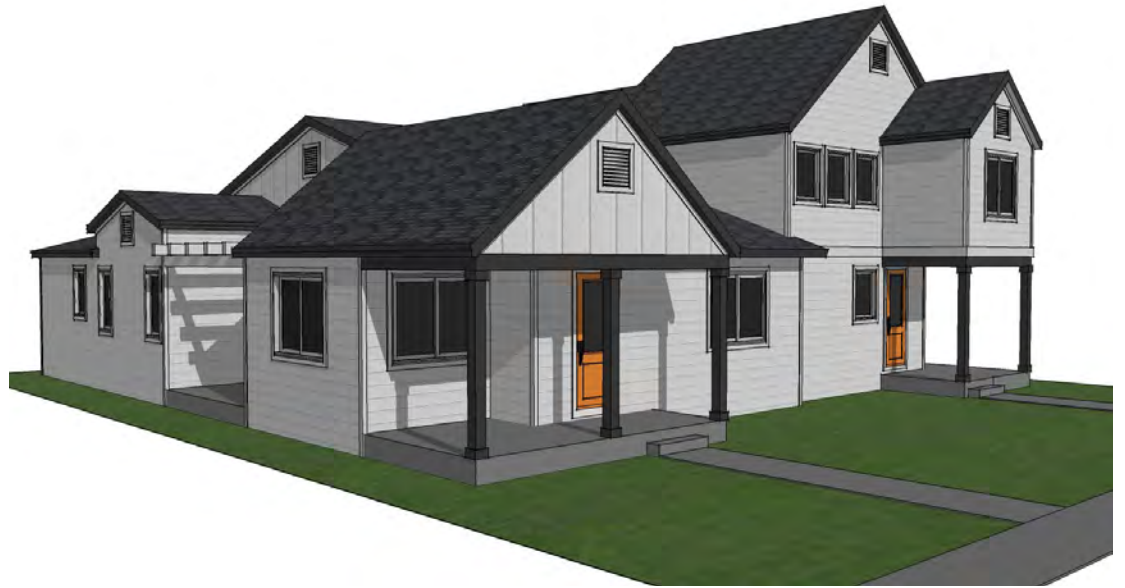








Paired Homes  
STREETSCENE

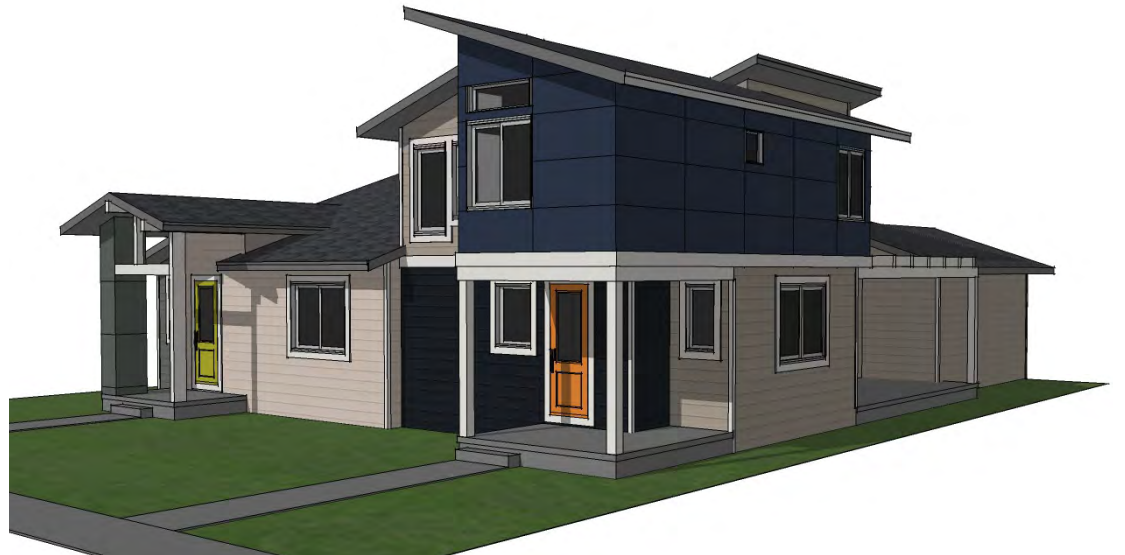
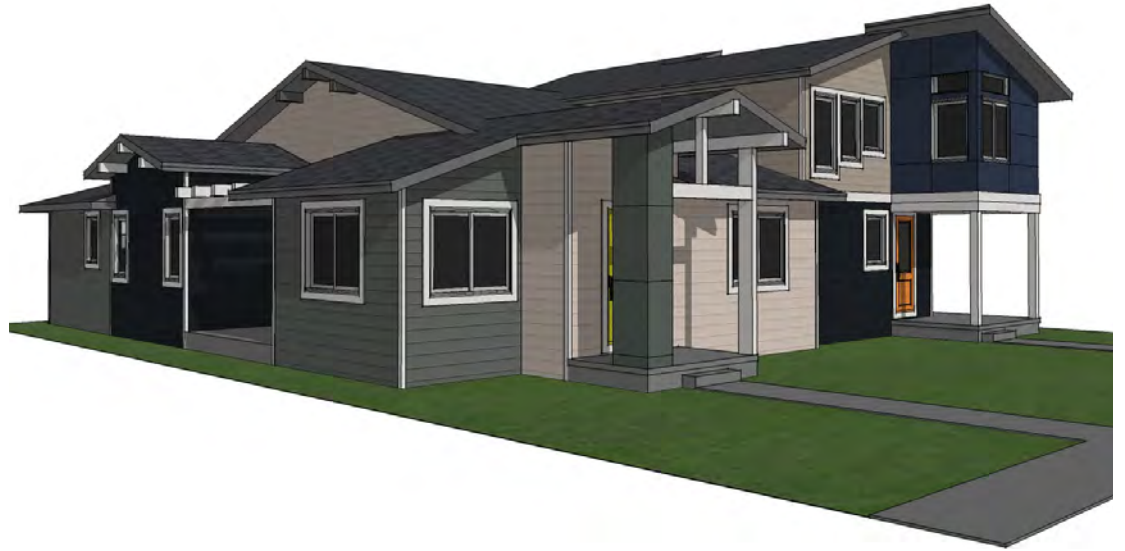


PLAN 1 & 2  
MODERN FARMHOUSE

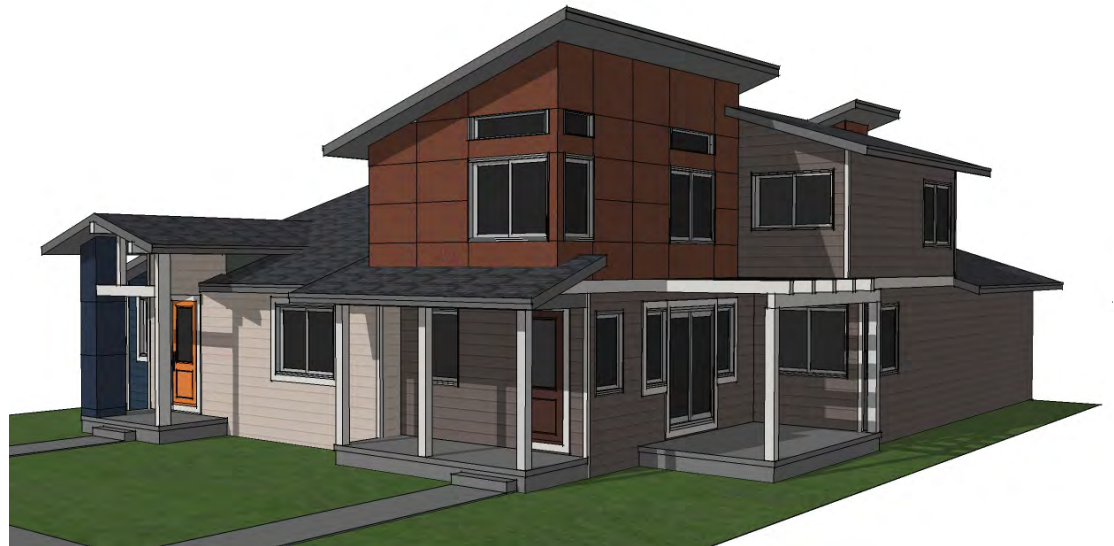
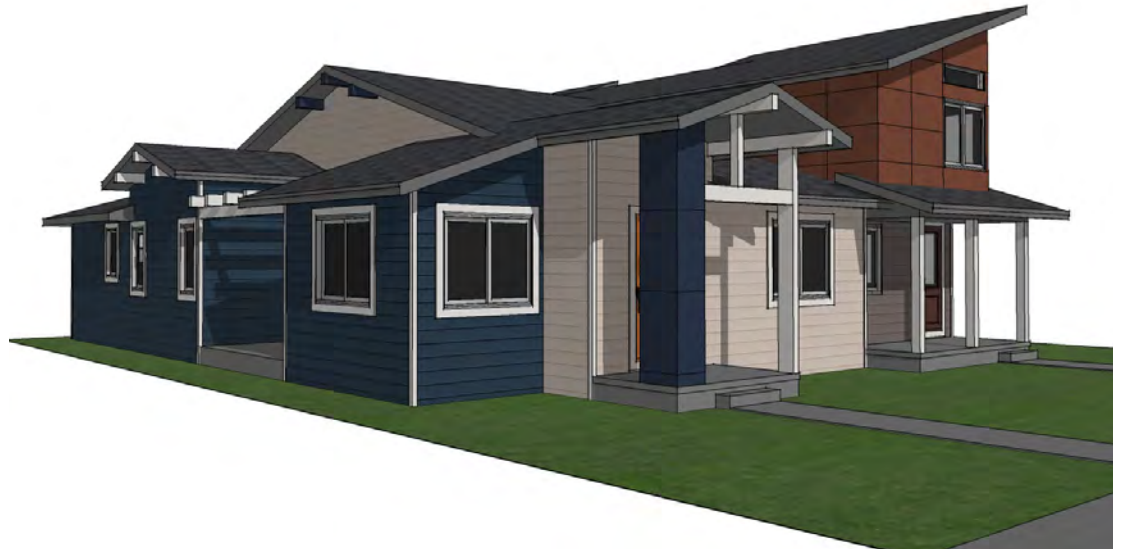




PLAN 1 & 3  
 MODERN FARMHOUSE



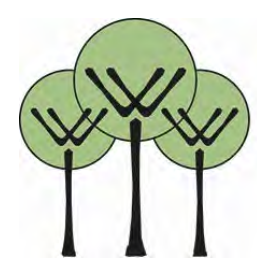
PLAN 1 & 2  
MIDCENTURY MODERN



**PLAN 1 & 3**  
MIDCENTURY MODERN

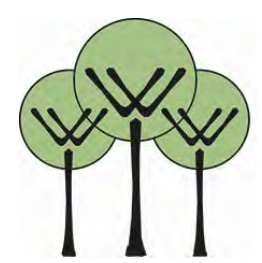


Conceptual Street Scene





3 Unit Rowhome - Conceptual Front Elevation





3 Unit Rowhome - Rear Perspective



3 Unit Rowhome - Front Perspective



3 Unit Rowhome - Front Perspective





4 Unit Rowhome - Conceptual Front Elevation





4 Unit Rowhome - Rear Perspective



4 Unit Rowhome - Front Perspective

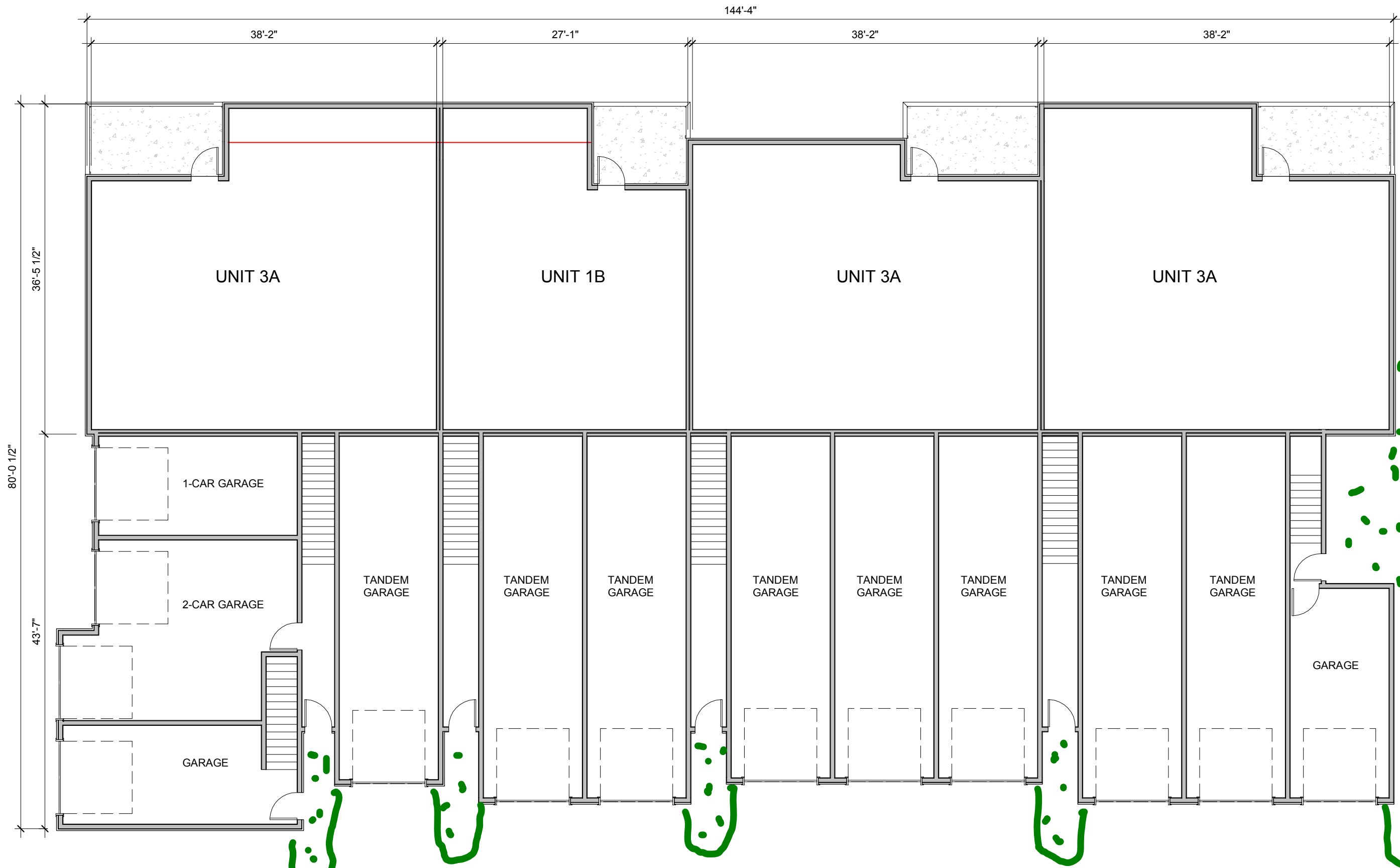


4 Unit Rowhome - Front Perspective





SEE WHAT COULD BE



SANCTUARY WEST

MAIN LEVEL

A1

03/28/18

UNITS	COUNT
UNIT 3A	4
UNIT 2A	4
UNIT 1A	2
UNIT 1B	2

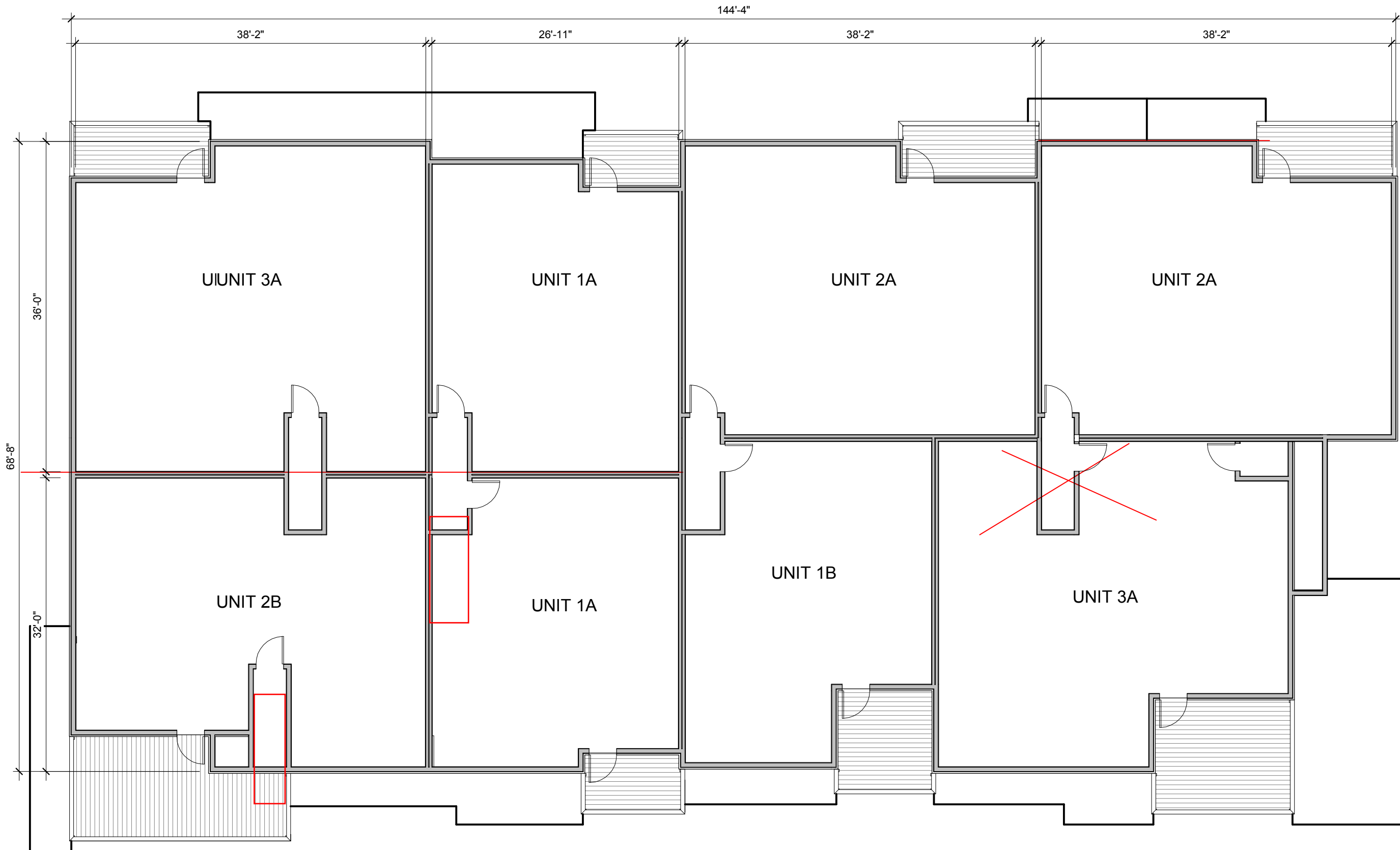
1 1ST LEVEL - SD  
3/32" = 1'-0"



303.455.4437

5975 S. QUEBEC ST., STE. 250  
CENTENNIAL, CO 80111

SEE WHAT COULD BE



SANCTUARY WEST

UPPER LEVEL

A2

03/30/18

UNITS	COUNT
UNIT 3A	4
UNIT 2A	4
UNIT 1A	2
UNIT 1B	2

1 2ND LEVEL - SD  
3/32" = 1'-0"



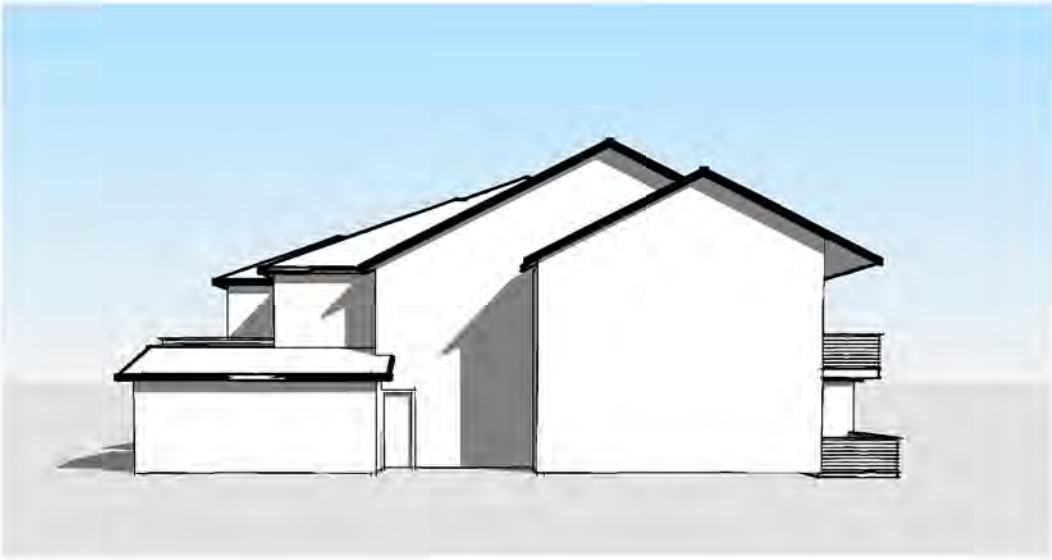
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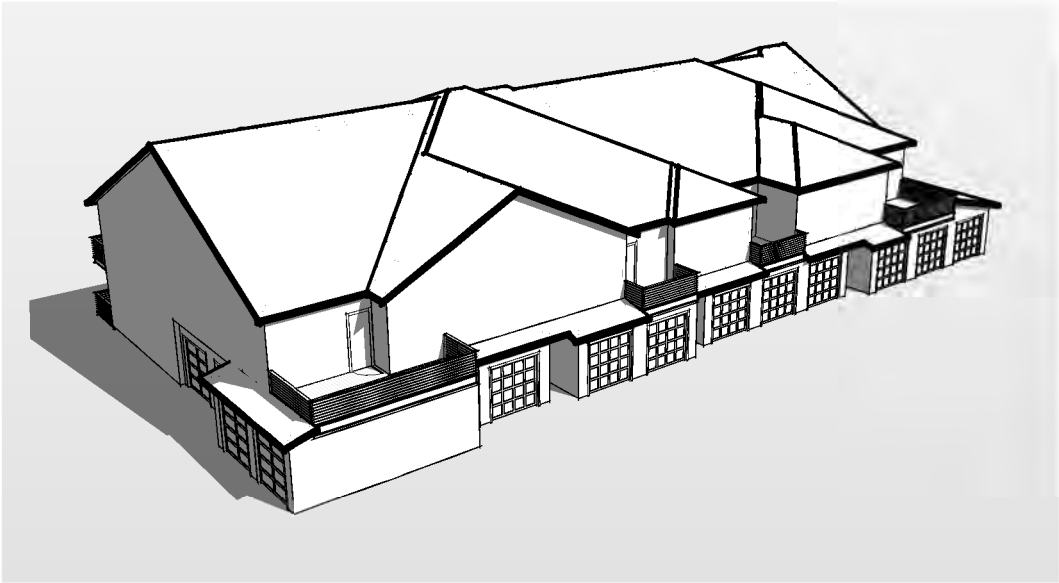
SEE WHAT COULD BE



5 FRONT CORNER



3 SIDE



4 REAR CORNER



2 FRONT



1 REAR

SANCTUARY WEST

MASSING MODEL

A3

03/30/18



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