

# Conceptual Review Agenda

Schedule for 12/05/18  
281 Conference Room A

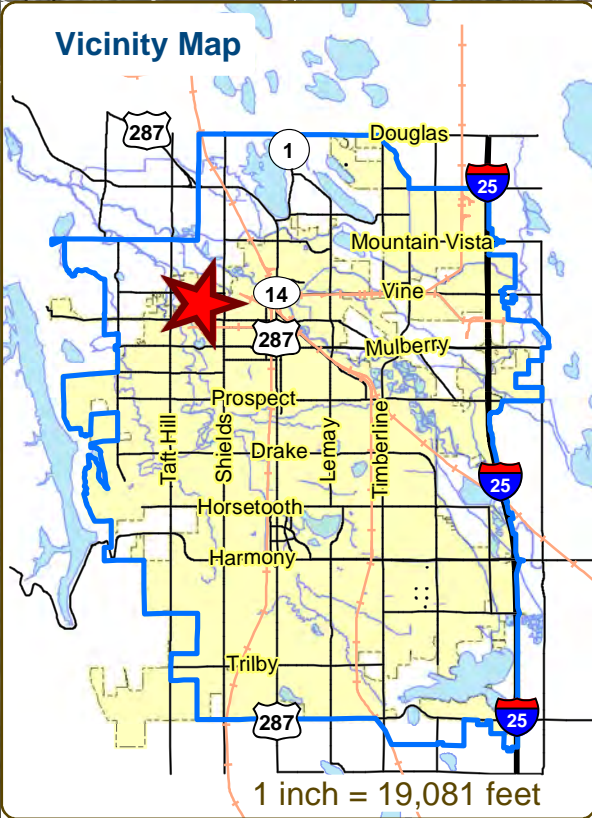
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## Wednesday, December 5, 2018

Time	Project Name	Applicant Info	Project Description		
<b>8:30</b>	Vine and Shields Multi-Family  <b>PDR180015</b>	Todd Parker Brinkman Development (970)267-0954 <a href="mailto:todd.parker@brinkmancolorado.com">todd.parker@brinkmancolorado.com</a>	This is a request to build a three-story multi-family apartment complex consisting of one 34-Plex building and two 36-Plex buildings at 1108 W Vine Dr and 723 N Shields Street (parcel #9703400013 and #9703400005). A total of 106 dwelling units will be provided. The site is arranged with buildings facing streets and a parking lot with attached garages in the interior of the site. A total of 159 parking spaces (1.5 spaces per dwelling unit) are proposed on the site with a portion of those in the attached garages. ↯The proposed plan is designed with two points of vehicle access from N Shields Street. The proposed project is within the Limited Commercial (CL) zone district and is subject to Planning and Zoning Board (Type 2) Review.	<b>Planner</b>	Jason Holland
				<b>DRC</b>	Tenae Beane

# Vine and Shields Multi-Family

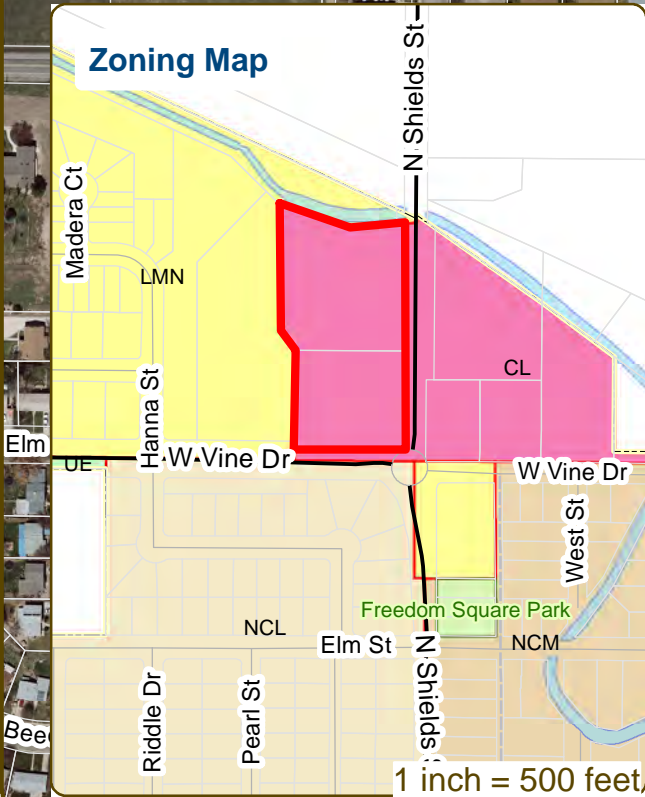
Vicinity Map



Aerial Site 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 noon two 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 Vine and Shields

Project Address (parcel # if no address) 1108 W. Vine Drive and 723 N. Shields Street Fort Collins, CO

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Todd Parker-Development Manager

Business Name (if applicable) Brinkman Development

Applicant Mailing Address 3528 Precision Drive Suite 130 Fort Collin, CO 80528

Phone Number 970-267-0954 E-mail Address todd.parker@brinkmancolorado.com

Basic Description of Proposal (a detailed narrative is also required) Redevelopment of the 3.8 acres on the corner of Vine and Shields. The proposed site will consist of 3 apartment buildings, parking lot and garages.

Zoning 1108-Comm 723 Res Proposed Use Commercial Multifamily Existing Use Dog Kennel and Residential

Total Building Square Footage 86,000 S.F. Number of Stories 3 Lot Dimensions 3.83 Acres

Age of any Existing Structures 1964

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 100,000 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). X
- 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



City of Fort Collins Preliminary Design Review (PDR)

Proposed Project Narrative

Vine and Shields Redevelopment

October 24, 2018

## **2. (a) Proposed Use**

The proposed redevelopment of the site on the corner of N. Shields Street and W Vine Drive (723 N. Shields and 1108 W. Vine) will be a multifamily apartment complex. The complex will consist of a 34-Plex building and two 36-Plex buildings, that are 3 stories with detached garages on 3.83 acres.

## **2. (b) Current Improvements and Uses:**

1108 W. Vine currently serves as an Dog Kennel, Pet Grooming facility and a warehouse and yard that acts as a storage facility for Gallegos Sanitation. 723 is currently a residential home.

## **2. (c) Describe the site circulation (auto and pedestrian and parking and how it coordinates with the neighborhood):**

The proposed plan is designed with vehicle access from Shields Street. Sidewalks will be built along Shields Street and Vine Drive and easy access to the housing to the south of Vine will remain. There will also be pedestrian access to the large natural are to the west from the apartments parking lot.

## **2. (d) Describe site design and architecture:**

- The arrangement of parking lot and buildings were designed to enhance the street view of the area. Putting the parking lot behind the buildings along with attached garages.
- The proposed apartments will have a presence on Shields street and vine enhancing the area compared to what is currently there.
- Hardscape and landscaping will be blended to create a sense of urban sidewalks within the perimeter and the interior development of the site.

## **2. (e) How is your proposal compatible with the surrounding area?**

As a re-development opportunity at Vine and Shields, this multifamily project will bring new life and activity along Vine and Shields. This will accommodate the need for multifamily housing in the area and will allow access for pedestrians to enjoy the natural space to the west. Residents in the area will be able to enjoy the updated landscaping and pedestrian walk ways to the open space and the newly constructed apartments will add a new attractiveness to the current dismal site.

## **2. (f) Is water detention provided? If so, where (show site plan)**

If required onsite it will be properly accommodated per city requirements.

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

The site currently drains to the natural area. Through the development of this space. There will be an increase in impervious area. Therefore, more drainage will be going to the natural area than currently.

**2. (h) What is being proposed to treat run off?**

The redevelopment will either include and LID paver system or underground water quality tank.

**2. (i) How does the proposal impact natural features?**

There is a natural area to the west of the proposed redevelopment. Through the new drainage system, there will be more water flowing to the area creating more vegetation. There will also be new access to the natural area installed, creating increased foot traffic.

**2. (j) Do any of the existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**

No existing structures will remain. All of the new structures will have automatic fire sprinkler systems.

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

N/A we already got a historic review on the property and it is not considered a historic area.

**2. (l) Have you previously submitted an application?**

No applications for development has been submitted on this property.

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

1. Are there any offsite obligations or reimbursement agreements?
2. There is the Fort Collins Irrigation Ditch just to the north of the property. Are there any maintenance agreements or setbacks for that?

**3 (a) Project site boundary and adjacent property uses**

The project is bounded to the north by a Fort Collins Irrigation Ditch, to the south by Vine Drive, to the west by property lines and to the east by Shields street. There is a commercial building (gas station and cigarette store) located to the west Shields street. There are also residential properties surrounding the proposed area.

**3 (b) Proposed circulation system and how it ties into existing infrastructure (auto and pedestrian)**

Access for the site will be taken from the two adjacent roadways (Vine and Shields). Pedestrian access and plazas will be provided going throughout the site allowing access from the apartments to the natural areas.

**3 (c) Existing and proposed landscaping (will trees be removed?)**

The southern part of the existing site is sparse, so there is no need to remove trees there. There are trees on the north part of the area where the multifamily will be. These trees will have to be removed; however, the proposed plan will add significant amounts of both general landscaping and trees that will comply with current land use requirements.

**3. (d) Existing and proposed buildings (will they remain? If they will change how?)**

All existing buildings will be removed.

**3. (e) Existing natural features (will these be impacted by the proposal)**

There is a natural space to the west. With this development there will be increased water (runoff) to it and increased access for pedestrians to it to enjoy.

**3. (f) On and off-site improvements**

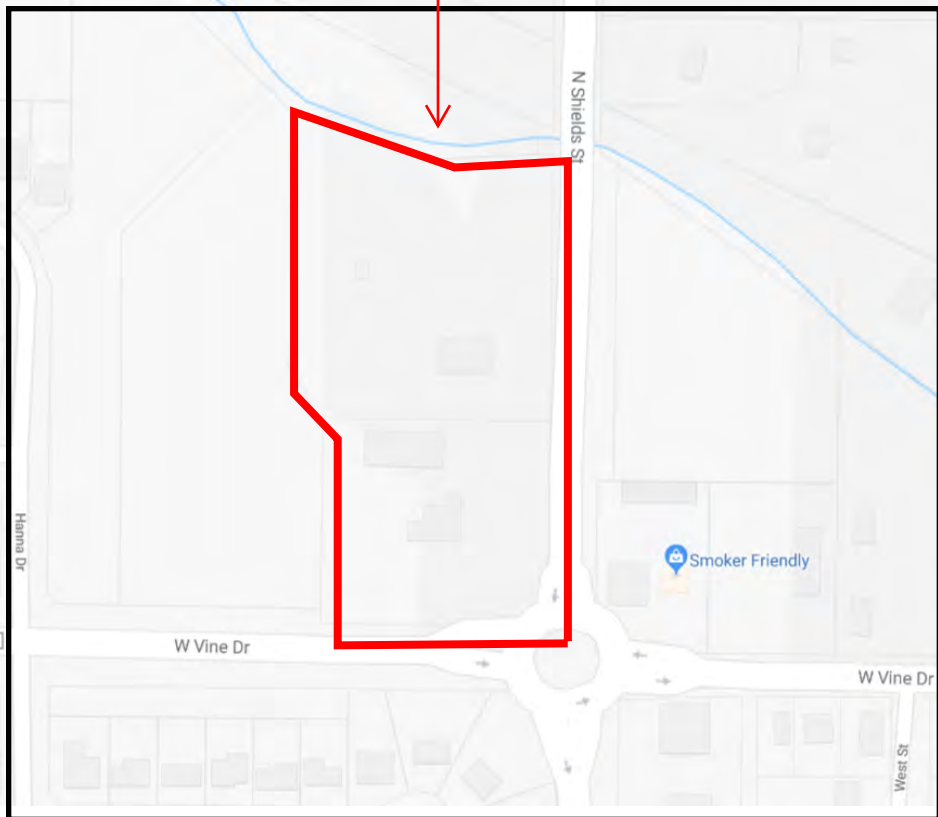
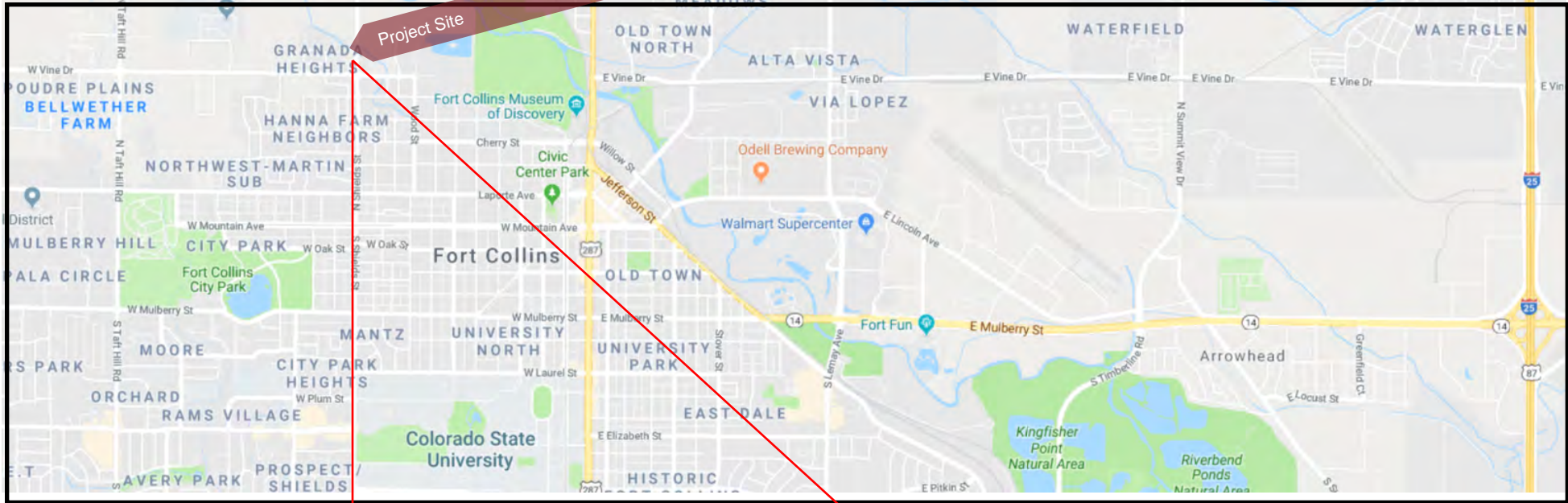
Onsite improvements currently envision a multifamily apartment complex, updated sidewalks and pedestrian access to the nature area to the west.

**3. (g) Location of detention, drainage and water quality features**

LID/water quality treatment will be provided in rain gardens and underground vaults.

**3. (h) Emergency vehicle access & fire hydrant location**

Emergency access meeting current PFA requirements will be provided from the drives throughout the project. Appropriate emergency access easements will be dedicated as needed. Fire hydrant spacing will meet applicable requirements for coverage, maximum hose length and building heights.









**Site Summary:**

Project Acreage +/- 3.8 Ac  
Number of Units 106 Du  
Net Density 27.9 Du/Ac  
Parking 1.5 Sp/Du

Hanna Dr.

W. Vine Dr.

N Shields St.

Detention

Detached Garage

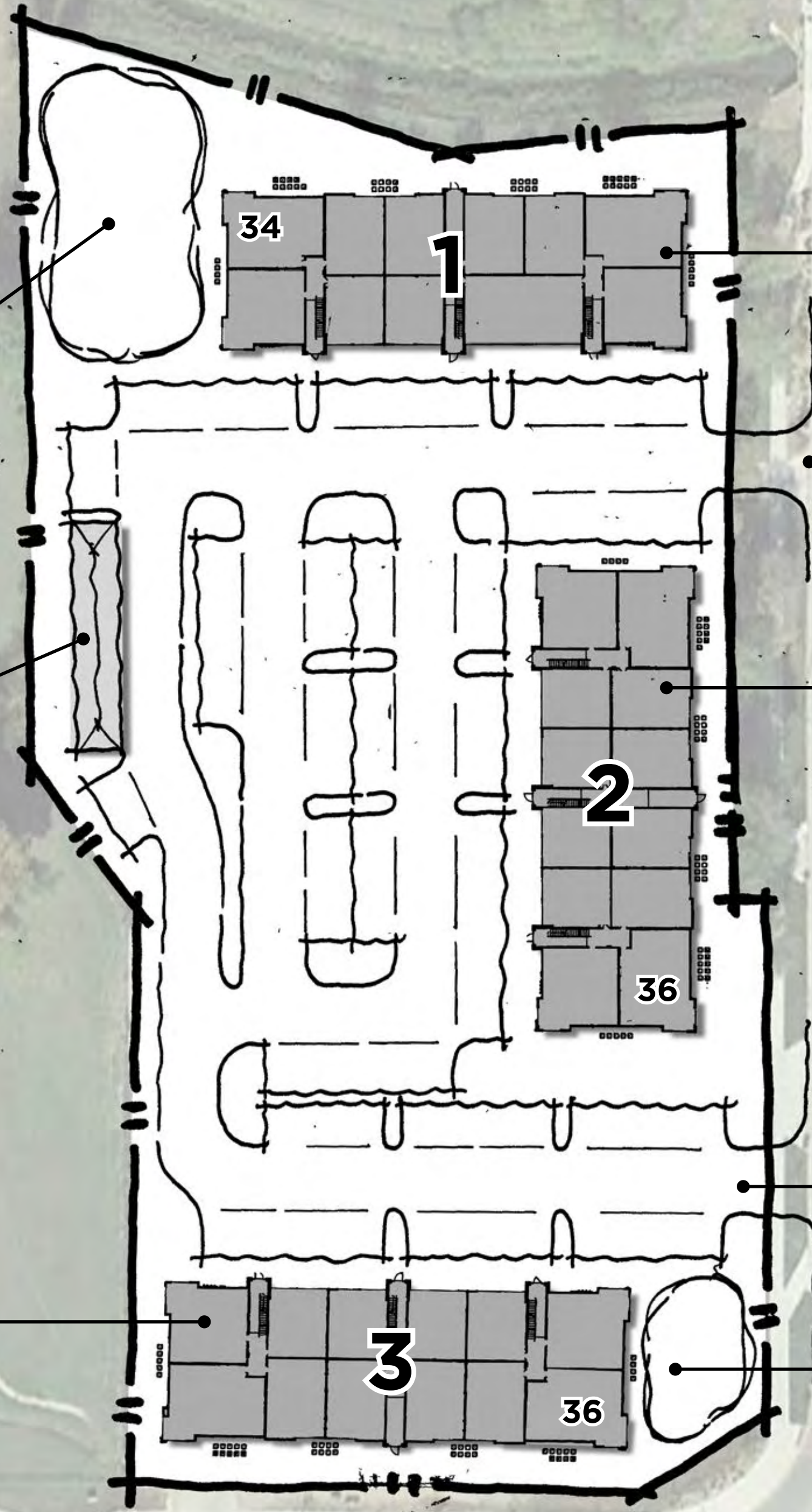
36-Plex Building  
• 3 Story Walk-Up

34-Plex Building  
• 3 Story Walk-Up  
• Fitness Amenity

36-Plex Building  
• 3 Story Walk-Up

Entry

Detention



NORTH

KA#218059

