

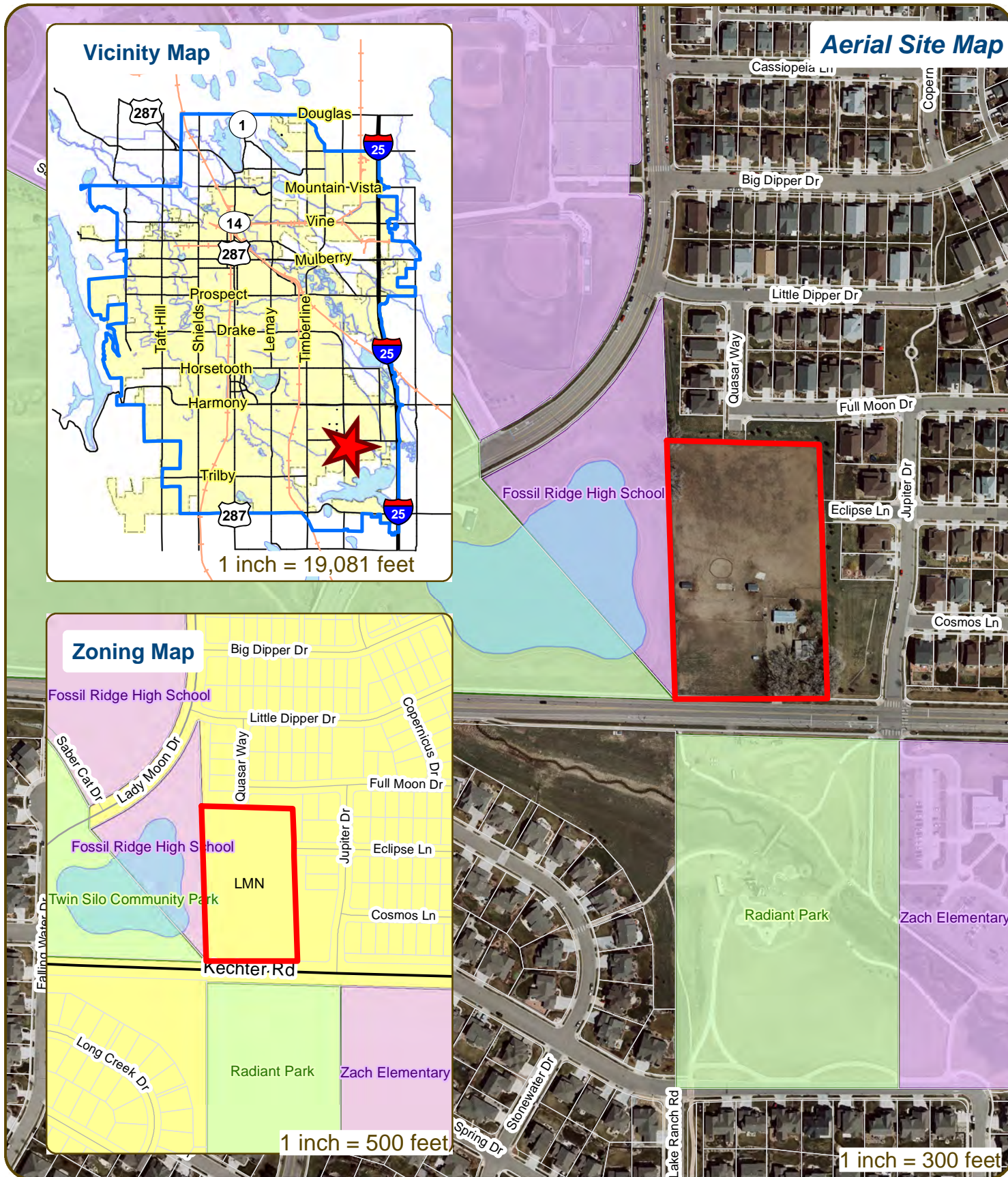
Preliminary Design Review Agenda

Schedule for 6/05/19
281 Conference Room A

Wednesday, June 5, 2019

Time	Project Name	Applicant Info	Project Description	
8:30	South Kechter Road Affordable Housing Development PDR190004	<u>Jennifer Woods</u> <u>303-547-0072</u> jen@mccooldevelopment.com	This proposal is for a 100% affordable housing consisting of 58 single-family attached dwellings on fee-simple lots at 3620 Kechter Rd (parcel #8604000924). The dwellings will be comprised of two, three, and four-bedroom units in a combination of duplex, tri-plex, and four-plex buildings. Each dwelling will have its own private garage and driveway that allows for tandem parking. Street and sidewalk access are provided to each unit with an internal drive that loops around the site and provides opportunities for on-street parking. Access is taken from Quasar Way to the north. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner Clark Mapes Engineer TBD DRC Brandy BH

South Kechter Road Affordable Housing Development



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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 South Kechter Road Land Bank Parcel Affordable Housing Development

Project Address (parcel # if no address) 3620 Kechter Road

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Jennifer Woods (Planning Consultant) (Owner: TWG Development, 765.748.1818, rkelly@twgdev.com)

Business Name (if applicable) McCool Development Solutions

Applicant Mailing Address 4383 Tennyson Street, Unit 1-D, Denver, CO 80212

Phone Number 303.547.0072 E-mail Address jen@mccooldevelopment.com

Basic Description of Proposal (a detailed narrative is also required) 17 townhome units with a mix of 2, 3, and 4-bedroom units for a total of 58 dwelling units at a maximum of two-stories in height.

Zoning LDMUND Proposed Use Residential, Single Family Existing Use City-Owned Land Bank Parcel

Total Building Square Footage 113,410 S.F. Number of Stories Max. 2 Lot Dimensions 350' w x 595' l (approx.)

Age of any Existing Structures Built 1910, 109 years

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? NA

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area 129,655 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



May 22, 2019

Development Review Center
City of Fort Collins
281 N. College Avenue
Ft. Collins, CO 80524

RE: Pre-Application Meeting Project Narrative for South Kechter Road Land Bank Parcel
Affordable Housing Development

The following information is supplemental information required as part of the pre-application meeting submittal requirements. Applicant responses have been provided under the narrative requirement.

(a) What are you proposing/use?

This proposal is for a 100% permanently affordable, for-sale residential neighborhood consisting of 58 townhome units comprised of two, three, and four-bedroom units. Each townhome will have its own private garage and driveway that allows for tandem parking. There will be a combination of duplex, tri-plex, and four-plex buildings located throughout the property

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

There is a 2-story single family residential home of approx. 1,248 SF with a detached garage and separate horse barn and storage shed currently on site. The residence and associated accessory structures are intended to be demolished.

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

Street and sidewalk access is provided to each unit with an internal drive that loops around the site and provides opportunities for on-street parking. A linear green space provides additional, off-street circulation for pedestrians and north-south connectivity through the development. Additionally, an east-west linear park provides connectivity from the

development to the adjacent property to the west. The proposed site plan connects autos, bicycles, and pedestrians to the existing Eclipse Lane to the east and to the existing Quasar Way to the north. There will also be a pedestrian connection to Kechter Road to the south.

- (d) Describe site design and architecture.

The site's design includes an interior street system with sidewalks and tree lawns on each side. Buildings are also set back to provide additional front lawn space. The development is bisected by a linear green space and park, which both include trails that connect to the adjacent property to the west as well as throughout the development and to the existing neighborhood east of the subject property.

The architecture mimics the adjacent neighborhoods with pitched asphalt roofs, two-story massing, front porches, front-accessed garages, vinyl windows, cement board siding and trim, masonry accents, and earth-toned colors. The combination of two-, three- and four-bedroom townhomes creates buildings with varied massing and varied roof lines.

The buildings are located around the edges of the site to hide the internal street and associated parking from view of the adjacent neighborhoods and from Kechter Road. An internal street is used to provide access to each private garage and provide a number of on-street guest parking spaces so that auto parking does not spill out and impact the adjacent neighborhoods. The center of the neighborhood is anchored with a number of townhomes, a walking path that provides the neighborhood with a north-south pedestrian connection, and a linear park that connects the homes in the east-west direction and provides a visual connection to the adjacent open space to the west.

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

The adjacent land uses include single family residential (east and north), school (west) and park (south). Additional residential development will be compatible with the surrounding land uses. The architectural style will also blend in with the adjacent neighborhoods. As described in (d) above. The proposed site design is compatible with the adjacent neighborhoods as it continues the on-street parking, detached sidewalks, tree lawns, individual front yards and front-accessed garages. The project is also compatible with the Mixed Neighborhood

*As such, the proposal promotes Principle LIV 4: Enhance neighborhood livability in the new City Plan, Policy LIV 5.5 - Integrate and Distribute Affordable Housing, in that the **project integrates affordable housing** "as part of individual neighborhoods and the larger community" and Policy LIV 4.2 - Compatibility of Adjacent Development, in that the site **and building design proposed** "complements and enhances the positive qualities of*

existing neighborhoods.” It also aligns with the anticipated evolution, built form, mix of housing types, and mobility described in the Mixed Neighborhood.

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

Water detention will be dispersed throughout the site in to a number of smaller areas rather than having one large detention area.

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

It is assumed that the site currently drains to the south toward Kechter Road and to Muskrat Ditch. The proposal would not change this.

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

A number of detention areas and green spaces located throughout the site will allow for water infiltration in to the soil.

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

The only natural features on the site are the mature trees on the SE corner of the site. A number of these might be able to be preserved with the proposed site design.

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

No fire sprinklers exist in the existing structures. All of the proposed townhomes will have automatic fire sprinklers.

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

The existing utility infrastructure (water, sanitary, storm, electricity, gas, communications) will need to be able to support the scope of our proposal. Please confirm.

- (l) Have you previously submitted an application?

No.

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

1. *Review process and timeline? What would be the **City's anticipated timeline to achieve a building permit given the scope of the proposal?***
2. *Development and design standards not addressed in this submittal?*
3. *What are the specific entitlement fees (permit fees, impact fees, etc.)? Are there any additional fees or deposits that we should anticipate through the entitlement process? Are there any waivers to these fees for projects providing affordable housing or other development incentives?*
4. *Are there any adjacent infrastructure improvements proposed in the near future that will impact the site (CIP, TIP)?*
5. *Is the city aware of any geotechnical conditions that would restrict or affect our proposal?*
6. *Are there any other reports or information needed by the City for entitlement? (i.e. parking studies, traffic studies, environmental studies, etc.)?*
7. *Would an auto connection to Kechter Road be desired by the City? The current proposal does not have one.*
8. *Would a pedestrian connection to the open space to the west be possible and appropriate as an amenity to the neighborhood?*
9. *Are there any future pedestrian or multi-modal trails systems planned that we will need to connect to?*
10. *Will there be any impacts from the new City Plan objectives that discuss updates to development regulations? Are there any additional sub-area plans or special standards that would influence the direction of the proposal?*

E KECHTER ROAD

DETENTION

DETENTION

INTERNAL STREET

QUASAR WAY

LINEAR PARK

SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

DETENTION

SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD



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PRELIMINARY DESIGN REVIEW

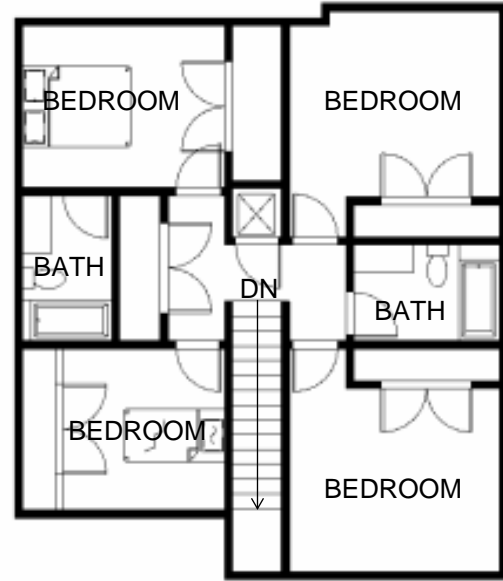
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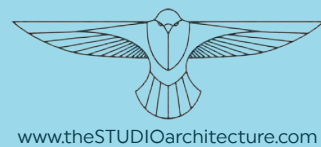
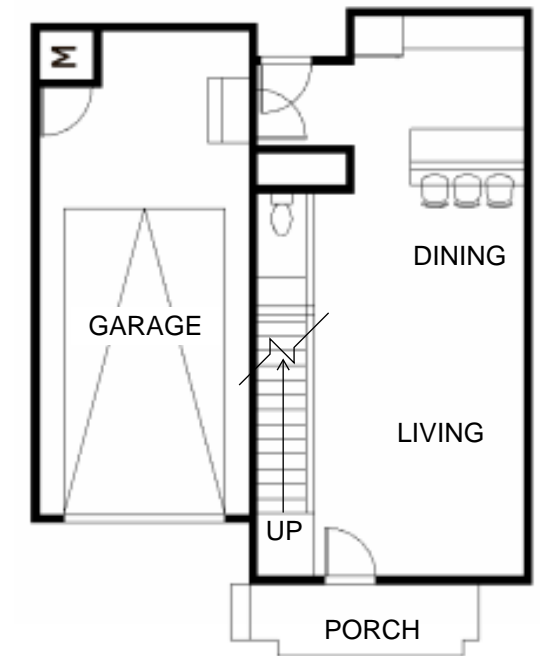
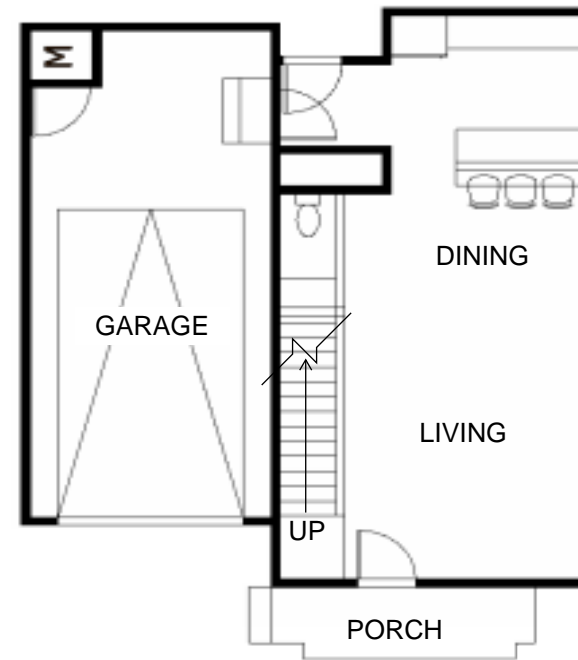
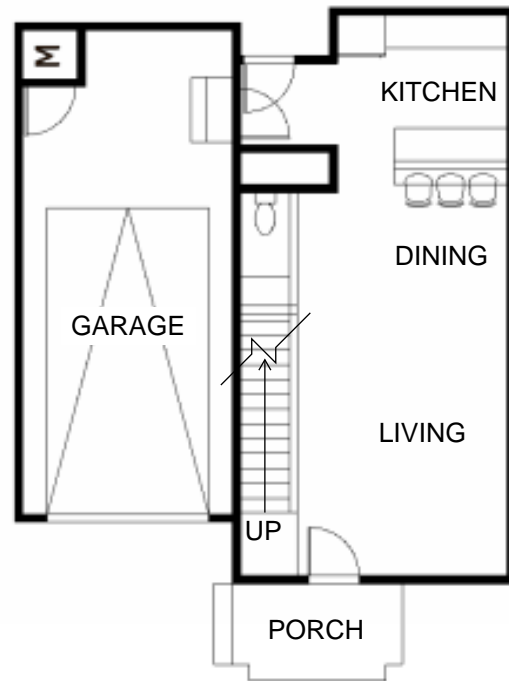
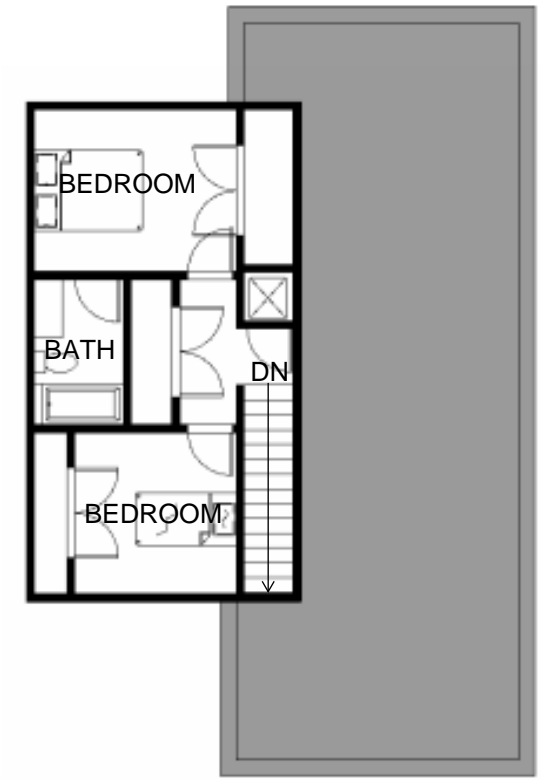
4 BEDROOM
1,665 SF



3 BEDROOM
1,472 SF



2 BEDROOM
1,208 SF



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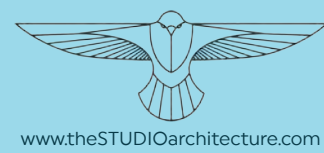
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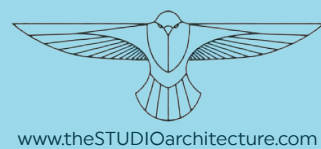
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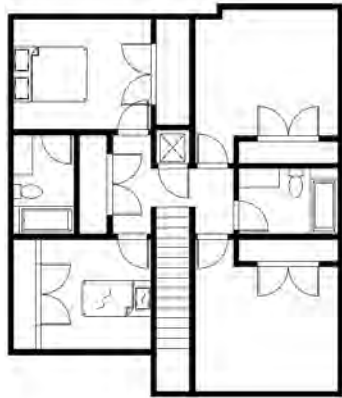
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3620 E. KECHTER RD
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4 bed



3 bed



2 bed

