

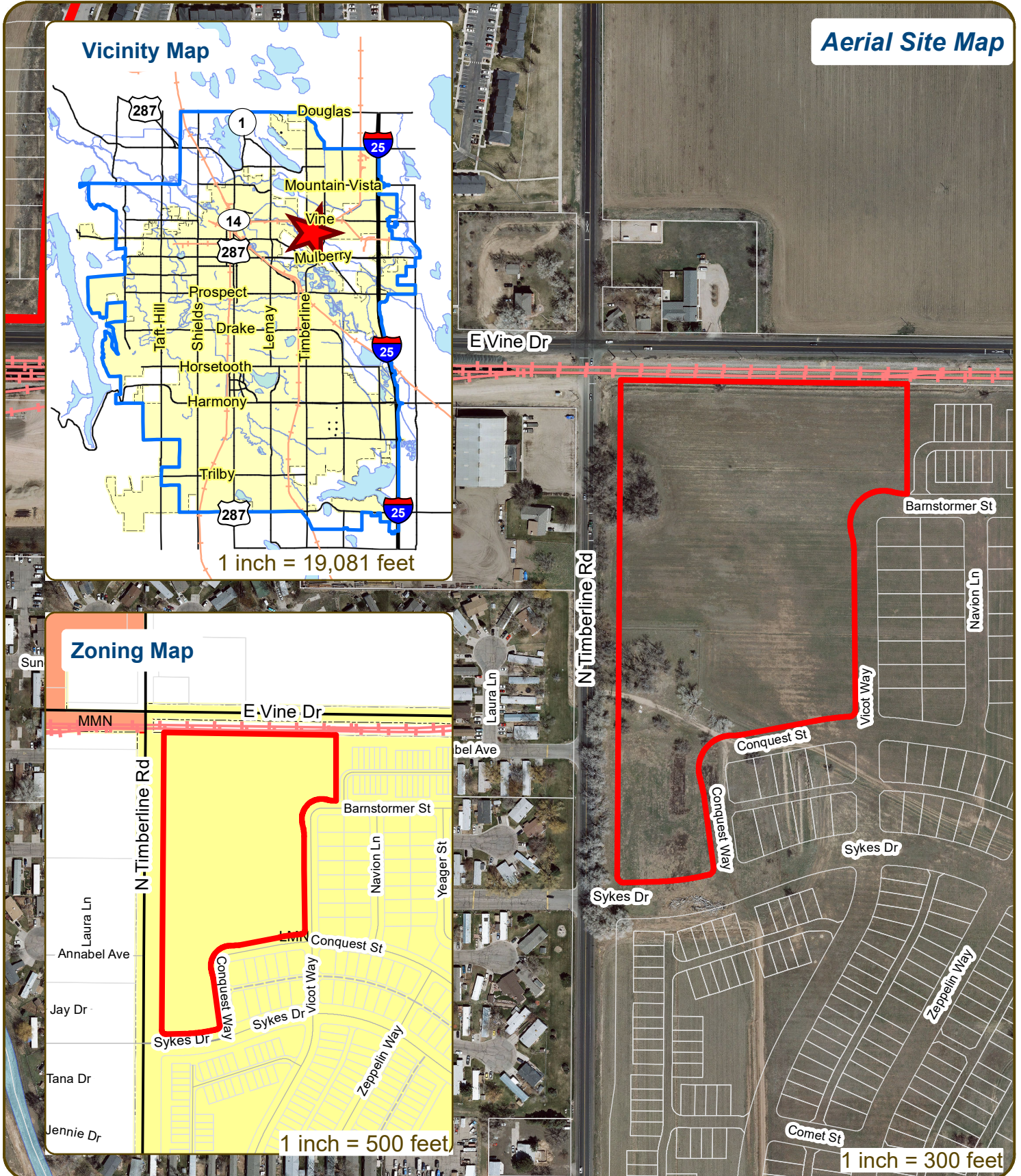
Preliminary Design Review Agenda

Schedule for 7/24/19
281 Conference Room A

Wednesday, July 24, 2019

Time	Project Name	Applicant Info	Project Description	
8:30	Mosaic Apartments PDR190006	John Beggs 970-484-8855 jbeggs@russellmillsstudios.com	This is a request to build eight multi-family buildings at the southeast corner of N Timberline Dr and E Vine Dr (parcel #8708167013). The proposal includes two building types and a total of 160 dwelling units. The approved overall development plan (ODP) also outlined a neighborhood commercial center at the southwest portion of this site. The community building shown on the plan will act as a neighborhood commercial center in addition to the leasing center and apartment community clubhouse. The proposed project includes 264 onsite parking spaces. Access is taken from Barnstormer Street to the east and from two points along Conquest Way to the southeast. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Morgan Uhlman DRC: Brandy BH

Mosaic Apartments Multi-family



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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 Mosaic Apartments

Project Address (parcel # if no address) NE Corner of Timberline/Vine, Mosaic Development
Parcel # 8708167013

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
John Beggs - Russell + Mills Studios, consultant

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 506 S. College Ave, Unit A, Fort Collins, CO 80524

Phone Number 970.484.8855 E-mail Address jbeggs@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) (8) Multi-family buildings - 160 units total with clubhouse and pool area - Clubhouse will include some commercial component to satisfy the neighborhood center requirement of the ODP.

Zoning L-M-N Proposed Use Multi-family residences Existing Use open tract

Total Building Square Footage 72,800 sf S.F. Number of Stories 3 Lot Dimensions

Age of any Existing Structures

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

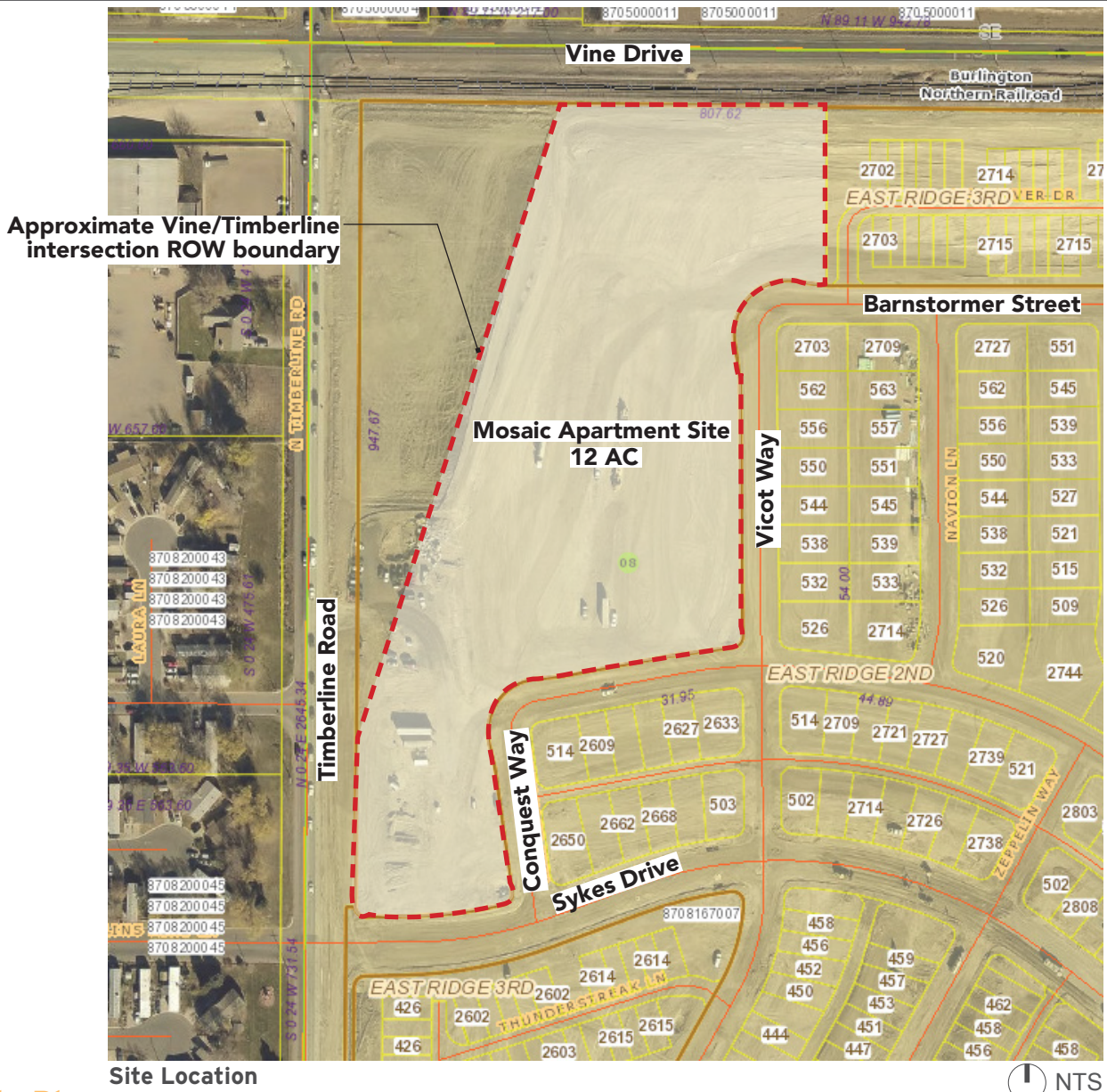
*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

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 ~182,200 sf S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

MOSAIC APARTMENTS



Site Location

Site Plan

Proposed Use

Mosaic Apartments will be located within the Mosaic Development at the NE corner of Vine and Timberline Road. The project will consist of (8) new multi-family buildings. The approved overall development plan (ODP) also outlined a neighborhood commercial center at the south west portion of this site. The community building shown on the plan will act as a neighborhood commercial center in addition to the leasing center and apartment community clubhouse. The neighborhood commercial uses contemplated include a small coffee shop, shared workspace, fitness studio, etc. This hybrid use of this area/building represents a unique example of a way to activate the corner of the development with a dual use building.

The main use for the clubhouse building would be to serve as the leasing center for the apartment community. The other function of the clubhouse would be for the pool area and associated uses. This is in addition to the already planned pool area to the east within the development. The potential hybrid use of this area/building represents a unique example of a way to activate the corner of the development with a dual use for the building.

Parking will be adjacent to the buildings along with 5 stall garage buildings with storage integrated into the ends of the garage buildings.



MOSAIC APARTMENTS

Overall Design Intent

The overall design intent of the Mosaic Apartments is to provide the multi-family component within the Mosaic Development. The site focuses on providing as much open space as possible with two large open courtyards on the north and central areas of the site. Foundation planting will provide visual screening from the adjacent single-family lots and townhomes planned along the north side of Barnstormer Street.

Access & Circulation

Vehicular traffic will access the apartments from two local street connections. One is off of Conquest Way on the south side of the site. The other is off of Barnstormer Street. The connection off of Barnstormer Street aligns with the emergency access that is needed for the Filing Three portion of the development that exits onto Timberline Road to the west.

In order to meet LUC section 3.5.2D - a walkway spine has been provided within the two large courtyard areas that will connect to the public street along Vicot Way and Barnstormer Street.

Compatibility with Surrounding Area

The architecture will complement the existing residential neighborhood.

Lighting

All lighting within the residential area will meet City of Fort Collins requirements.

Planting, Lawn, and Street Trees

Street tree plantings will be located within the tree lawns with detached sidewalks. Native and low water plant species will be utilized throughout the site.

Fencing

Fencing will be provided along the western edge of the project site. This will match existing fencing that is planned along Timberline Road to the south. Emergency access will be maintained near the northern portion of the project site.

Engineering

Stormwater Detention

Stormwater detention is taken care of with the large detention and water quality area within the development. This is centrally located south of the proposed park.

Architecture

There are two building types for this project. Both building types will consist of 20 dwelling units each. Building type 'A' includes the following:

- (6) 1 bedrooms
- (10) 2 bedrooms
- (4) 3 bedrooms

Building type 'B' includes the following bedroom mix:

- (12) 1 bedrooms
- (8) 2 bedrooms
- (0) 3 bedrooms

The plan proposes (4) of each one of these building types for a total of 160 units on the plan.

The clubhouse building will match the apartment building architecture - which will complement the surrounding neighborhood.

MOSAIC APARTMENTS



Bike Parking Requirements

Bike Parking Required	Bedroom Qty	Parking Requirement per bedroom	Parking Required
Type A Bldg	152	1	152
Type B Bldg	112	1	112
TOTAL PARKING NEEDED FOR SITE			264

60% Enclosed = 158
40% Fixed Bike Racks = 106

Vehicle Parking Requirements

Building A - 20 dwelling units			
Dwelling Unit	Qty	Parking Requirement per bedroom per dwelling	Parking Required
1 bedroom	6	1.5	9
2 Bedrooms	10	1.75	17.5
3 Bedrooms	4	2	8
TOTAL PARKING NEEDS			34.5

Building B1 - 20 dwelling units			
Dwelling Unit	Qty	Parking Requirement per bedroom per dwelling	Parking Required
1 bedroom	12	1.5	18
2 Bedrooms	8	1.75	14
3 Bedrooms	0	2	0
TOTAL PARKING NEEDS			32

BUILDING	BLG QTY	PARKING PER BUILDING	TOTAL PARKING NEEDS
A	4	34.5	138
B	4	32	128
TOTAL PARKING NEEDED FOR SITE			266

(8) spaces have been allocated for general retail and office within clubhouse building

Total Vehicle Parking shown on plan = 282