

# Preliminary Design Review Agenda

Schedule for 03/11/20

281 Conference Room A

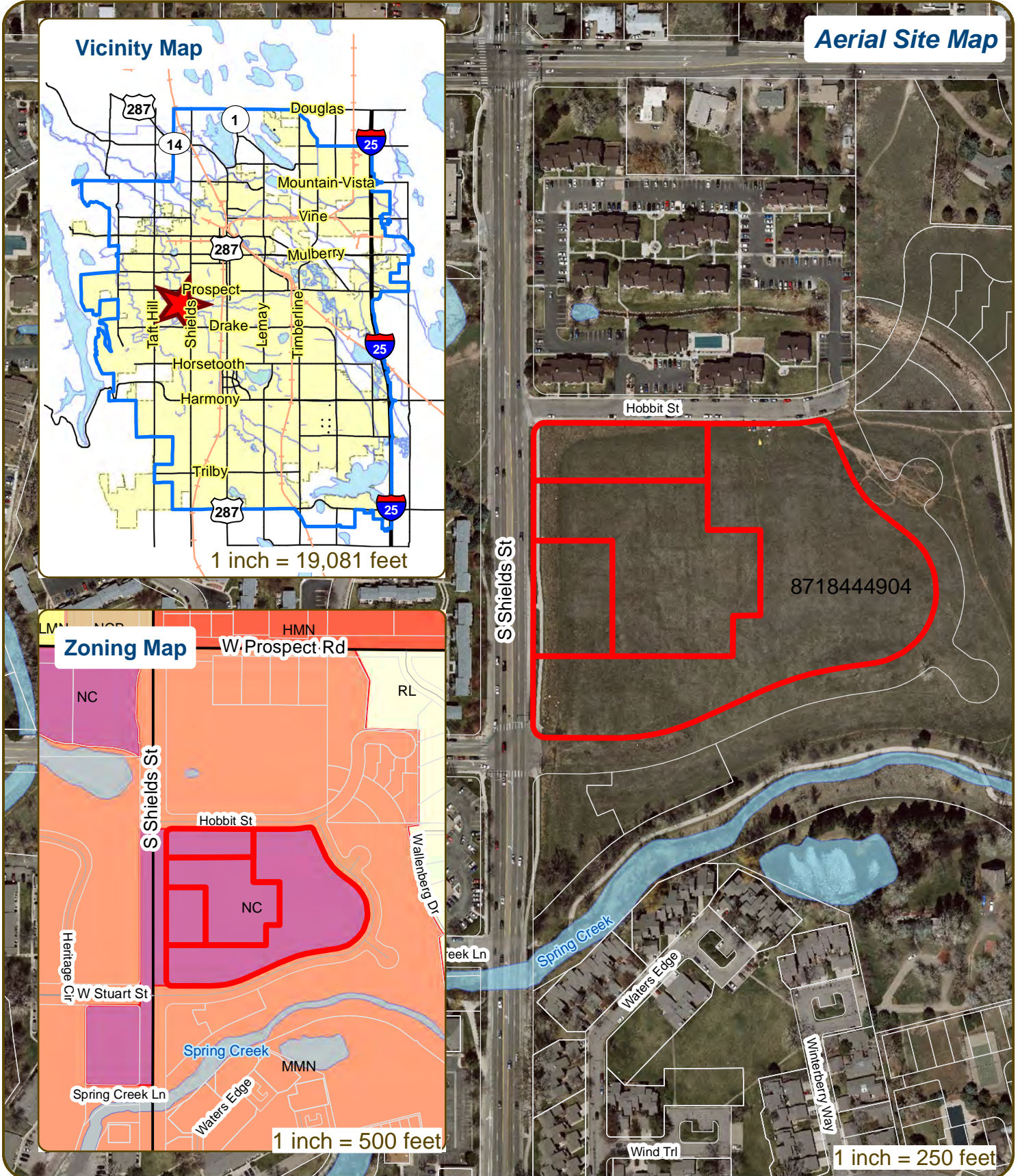
---

## Wednesday, March 11, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	Spring Creek Multi-Family  PDR200002	Russell Lee 970-224-5828 russ.lee@ripleydesigninc.com	This is a request to construct six three-story multi-family buildings directly north of Spring Creek Trail and south of Hobbit Street (parcel # 9723240001; 9723239003; 9723239001; 9723239002). The project is located directly east of S. Shields Street and approximately 700 feet south of W. Prospect Road. Future access will be taken from S. Shields Street to the west, and Hobbit Street to the north. The property is within the Neighborhood Commercial (NC) zone district. The proposed project is subject to a Type 2 (Planning & Zoning Board) Review.	Planner: Meaghan Overton Engineer: Marc Virata DRC: Brandy Bethurem Harras

---

# Spring Creek Apartments



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 Spring Creek Apartments

Project Address (parcel # if no address) 9723240001; 9723239003; 9723239001; 9723239002

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Jacob Steel, Developer
Russell Lee (Ripley Design) Consultant

Business Name (if applicable) Ripley Design, Inc

Applicant Mailing Address 419 Canyon Suite 200 Fort Collins, Colorado 80521

Phone Number 970.224.5828 E-mail Address russ.lee@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) Multi-family development

Zoning MMN/NC Proposed Use Multi-family development Existing Use Vacant

Total Building Square Footage TBD S.F. Number of Stories 3 Lot Dimensions 19.55 AC

Age of any Existing Structures No existing structures on site

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? [x] Yes [ ] No If yes, then what risk level? 100 year flood plain along creek and ditch

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

Increase in Impervious Area TBD - More than 1000 s.f. 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)*

---

- 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



**NOTES:**  
 1. DENSITY & ARCHITECTURE IS STILL TO BE DETERMINED  
 2. PARKING WILL MEET MULTI-FAMILY PARKING STANDARDS

FEMA FLOODPLAIN

TWO STORY, TWO-FAMILY DWELLING UNITS, TYP.

25' MULTI-FAMILY BUFFER

50' DITCH BUFFER

EXISTING CITY TRAIL

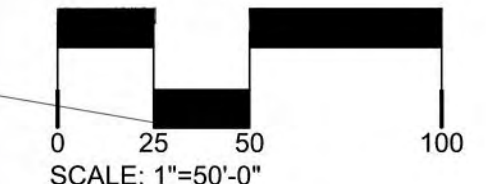
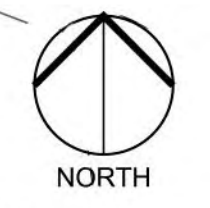
NC PARCEL TO BE DEVELOPED AT A LATER DATE. NOT A PART OF THIS PDR.

EXISTING TREES ("ET") TYP.

100' SPRING CREEK BUFFER

SPRING CREEK TRAIL

TRACT A HILL POND OF SPRING CREEK 2ND FILING  
 HILL POND ON SPRING CREEK



OPEN SPACE 'C' WINDTRAIL ON SPRING CREEK PUD

## **Spring Creek Apartments PDR Narrative**

(a) The applicant is proposing a multi-family development on the MMN zoned portion of the property. An ODP will be prepared to delineate the uses within the MMN and NC zone districts. The PDP will be for a multi-family development on the MMN parcel.

(b) The site is currently vacant land. There are two utilities running east-west through the site. A sanitary sewer on the north and a water line along the NC-MMN boundary

(c) A private drive is proposed to connect the Landmark Apartments to the north and the signalized intersection at on Shields Street at West Stuart. Careful consideration was given to the design of the street-like private drive. It will look like and function as a public street, including detached sidewalks and street trees. In addition, the project will provide two ped/bike connections to the community trail system.

(d) The multifamily buildings are laid out to face the adjacent public streets and street-like private drive. Parking is located behind the buildings. A substantial landscape buffer is provided along the eastern boundary between the project and the single-family neighborhood located on the other side of the community trail and irrigation canal. In accordance with zoning condition number one, a private park/landscaping is placed along the eastern border. The architecture will be three-story walk-up buildings that are approximately the size of the place holder blocks illustrated on the concept plan. The architectural design of the buildings has not been determined at this time.

(e) The proposal exceeds the Land Use Code (LUC) requirement for establishing a buffer between multi-family projects and single family neighborhoods. The LUC requires a 25-foot buffer when multi-family projects are proposed adjacent to single family neighborhoods. In this case, the 2017 rezoning, (Ordinance Number 177, 2017) set forth additional parameters for the interface between the development and the existing neighborhood to the east. Essentially the developer is required to develop two-story, duplexes or provide a private park/landscaping along the eastern border of the property.

The developer prefers to provide a large private park/landscape area along the eastern edge rather than duplexes. The design team believes that the wide open space ranging from 120 to over 230 feet to the eastern property line (34'-145' from ditch buffer line) with a combination of fencing, berming and plantings will provide a more effective buffer than two-story duplexes which are only required to provide 8-foot backyards.

The development will also provide the much-needed connection between Hobbit Street and the Shields-West Stuart signalized intersection.

(f) Detention will be provided in the open space southeast of the development.

(g) The site drains to the southeast. Engineering has yet to begin on the property, however, the developer intends to retain the current drainage pattern.

(h) It is yet to be determined how run-off will be treated. Ideally, it will be treated through bio-swales and landscape treatments.

(i) The plan proposes to provide a 50-foot buffer from the ditch to the east and 100-foot from Spring Creek to the south. In addition, the plan proposes to enhance the landscape adjacent to the eastern ditch.

(j) All multi-family buildings will have fire sprinklers.

(k) We are currently not aware of any unusual characteristics that may restrict our proposal.

(l) The developer has not previously submitted an application on this property.