

Preliminary Design Review Agenda

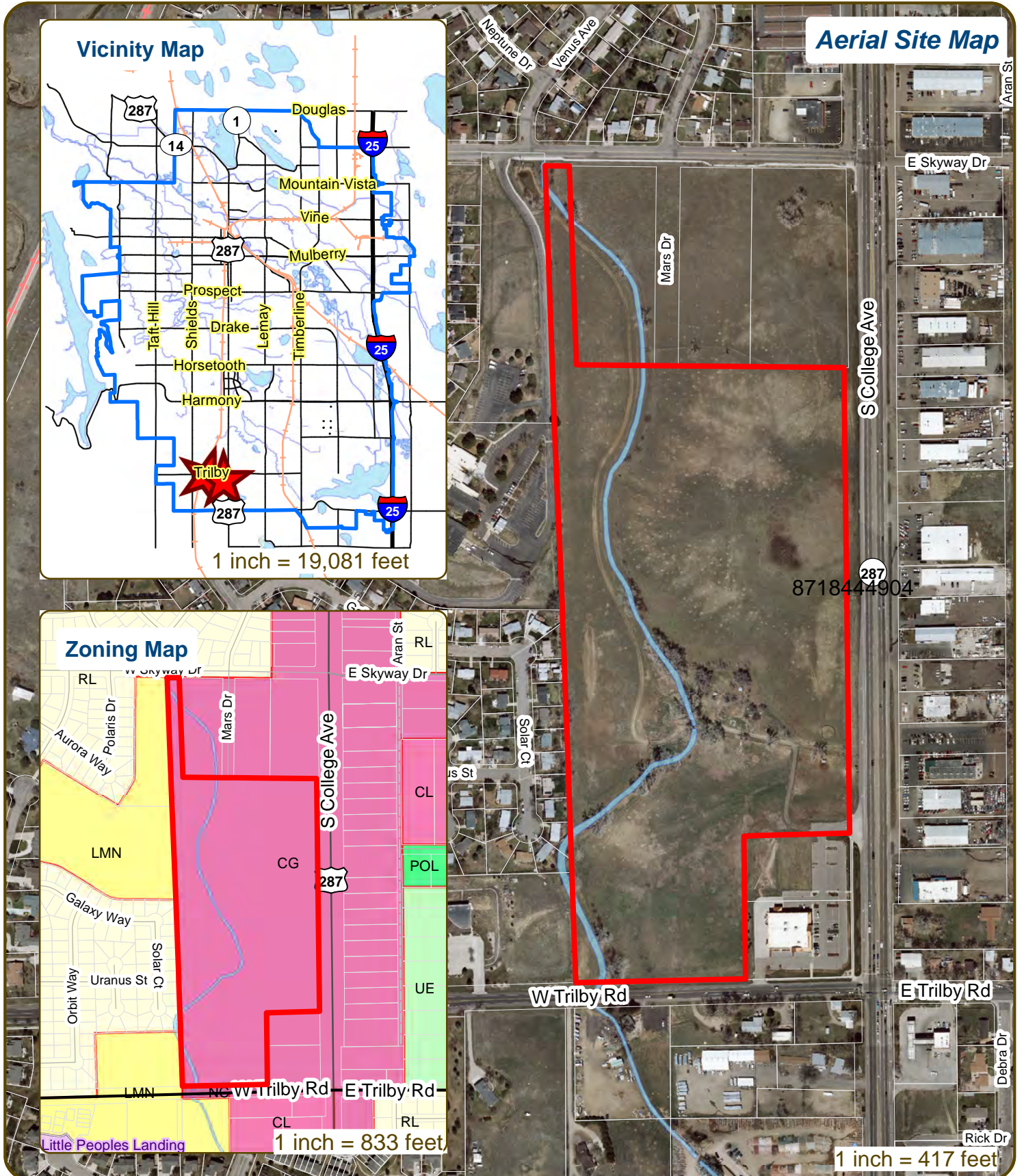
Schedule for 04/08/20

Virtual Zoom Meeting

Wednesday, April 8, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	6301 S. College Ave SF Attached & Multi-Family PDR200004	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a request to develop a residential subdivision with approximately 92 single-family attached dwelling units and approximately 269 multi-family dwellings units of which 150 would be for-rent Senior Housing at 6301 S. College Avenue (parcel #9611400003). Proposed access will be taken from Mars Drive to the north and W. Trilby Road to the south. The property is within the General Commercial (CG) zone district and is subject to a Type 2 (Planning and Zoning Board) review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Todd Sullivan

6301 S. College Ave SF Attached & Multi-Family Dwellings



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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 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 6301 S. College Ave.

Project Address (parcel # if no address) 6301 S. College Ave.

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Consultant: Ryan McBreen

Business Name (if applicable) Norris Design

Applicant Mailing Address 244 N. College Ave #130

Phone Number 970-409-3414 E-mail Address rmcgreen@norris-design.com

Basic Description of Proposal (a detailed narrative is also required) Please see attached letter and concept plan.

Zoning GC Proposed Use Residential Existing Use Vacant land

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required. Info available on Larimer County's

Increase in Impervious Area Approximately 50% S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

March 19, 2020

City of Fort Collins
281 N. College Avenue
Fort Collins, CO 80524

Re: 6301 S. College Ave. – Preliminary Design Review Narrative

To Whom it May Concern:

On behalf of the Application, Forestar, we are submitting these materials for a Preliminary Design Review for the property located at 6301 S. College Ave. We previously met with the Fort Collins development review team for a concept meeting in early November 2019. Since that meeting, we have refined the plan to now propose 211 for sale and/or for rent townhomes and a site for a multi-family senior housing facility. We request this Preliminary Design Review meeting to further discuss the detention/drainage concepts, the various housing types, and other site design considerations.

In response to the City's Preliminary Design Review Narrative questions, we are providing the following responses:

(a) What are you proposing/use?

Proposed is a mixed-residential community provided a variety of housing options not currently found within this area of Fort Collins. In line with City development standards this community will include three distinct housing types:

- Housing Type: Single-Family Attached
 - ~ 92 for-sale and/or for rent front loaded garage, units
 - Min. 20' x 80' lots
 - Buildings contain 3-4 units each
- Housing Type: Multi-family dwellings containing five (5) to seven (7) units per building.
 - ~119 for-sale and/or for rent alley loaded, units
 - Min. 20' x 60' lots
 - Buildings contain 5-7 units each
- Multi-family dwellings containing more than seven (7) units per building.
 - ~150 for-rent Senior Housing Units
 - One single building anticipated at this conceptual level.

Additionally, provisions have to been to address other considerations as identified by the Applicant and the City of Fort Collins, they are as follows:

- Mars Drive – This collector road is shown as connecting Trilby on the south the Skyway on the north.
- College Avenue – As requested, two additional connections to College Avenue from Mars Drive have been included within the concept. The southernmost access will serve this project as well as the existing commercial uses to the south. The northernmost access will serve this project as well as any future development to the north.
- Trail Corridor – A min. 50' – 70' wide corridor along the western boundary has been provided that will contain a future regional trail corridor as well as contain the easement for the existing underground irrigation ditch.
- Detention/Habitat Area – The plan works to incorporate the City's plan for solving detention issues for the area while also preserving/enhancing and providing buffering to an environmentally significant area.

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

The site is currently vacant land and is used for grazing of livestock. The North Loudon Ditch Company has an irrigation pipe located along with western edge of the site.

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

The plan builds off surrounding vehicular circulation extending Mars Drive through the site as the main north-south drive providing access from Skyway Drive to the north and W. Trilby Road to the south. The site will feature two eastern access points off S. College Avenue. Pedestrian connectivity is extended from Mars Drive through the site and along all surface roads. These sidewalks are part of a larger system of community trails that expand pedestrian connectivity throughout the site. The plan includes a trail corridor aligned with the proposed Skyridge Trail identified in the South College Corridor Plan.

(d) Describe site design and architecture.

The area planned for a mix of front and rear loaded townhomes along with the senior housing facility in the eastern vicinity of the site. The design for the senior housing facility will be determined during the formal site plan for that project. Alley-loaded units will front green spaces, streets and green spaces. Green spaces are dispersed throughout the neighborhood and the plan also includes a "Community Gathering Space/Park" that will be programmed and amenitized as further design development occurs.

The architectural design of the units is still in the conceptual phase but we plan to use a mix of architecture and materials to meet the intent of the City's requirements. As previously noted, we feel this proposal meets the intent of the Mix of Housing Types required under Section 3.8.30 of the Land Use Code by providing the following:

- Single-Family Attached
- Multi-family dwellings containing five (5) to seven (7) units per building.
- Multi-family dwellings containing more than seven (7) units per building.

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

The community is surrounded by a mix of residential and commercial uses. This proposal provides a transition between the lower intensity single-family residential development to the west and the commercial uses on the east side of College Ave. by incorporating medium-level density residential throughout the majority of the site, with more dense multi-family senior housing in the more eastern area of the site. The addition of rooftops to the area will support the existing and future commercial businesses in the area.

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

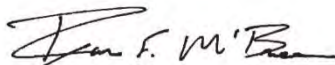
Water detention is planned for the existing naturalized detention area located on the eastern edge of the site, to the north of the Senior Housing and to the south of the Storage Star development. This detention area is being planned in tandem with the Selected Plan for the Stone Creek basin as directed by staff.

We understand the City has a Selected Plan for the Stone Creek basin that is preferred to be implemented over simply utilizing the existing conditions. The concept plan contemplates designing under the selected plan and we anticipate further discussion about this item.

- (g) How does the site drain now (on and off site)? Will it change? If so, what will change?**
The site currently drains to the east with an existing naturalized detention area located along S. College Avenue. This development anticipates following the City's preferred design option to the extent feasible. We are committed to working with Staff to see the best way to meet these goals.
- (h) What is being proposed to treat run-off?**
The full scope of how run off will be treated has not been determined yet at this stage in the design process. However, as shown, we are proposing a series of detention ponds based on the City's Master Drainage Plan. Water quality treatment will be provided for all onsite areas with detention in accordance with the City's Selected Plan for the Stone Creek basin.
- (i) How does the proposal impact natural features?**
A naturalized detention area has formed in the eastern area of the site. We plan to use this for detention and keep it in a natural state to the extent reasonable. The conceptual plan shows a 50-foot natural habitat buffer zone. This detention area is being developed in tandem with the City of Fort Collins Master Drainage Plan for this area.
- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**
There are no existing structures to remain. All units will have fire suppression systems.
- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?**
This is a unique site poses many opportunities and challenges which we believe have be addressed with this latest vision. We appreciate the City's openness for further dialogue and collaboratively working to address these site features and development constraints.
- (l) Have you previously submitted an application?**
Yes, the City reviewed a concept plan in early November 2019. At that meeting, staff encouraged us to submit for a Preliminary Design Review once our plan was more refined so that we could further discuss the City's requirements and process going forward.
- (m) What specific questions, if any, do you want addressed?**
1. In light of current events, we would like to discuss alternative formats for neighborhood meetings?
 2. We would like to discuss the requirements for the 3 distinct housing designs and ways to meet the objectives within code.
 3. We would like to discuss the proposed detention/drainage plan as well as how it relates to addressing natural habitat areas.

Thank you very much for your time and attention to this proposal. We appreciate the opportunity to collaboratively work with you further on this proposed development.

Sincerely,
Norris Design



Ryan F. McBreen
Principal



Lot Summary

- 92 Townhomes-Front Loaded Lots (20' x 80) 5-7 units per building
 - 119 Townhomes-Rear Loaded Lots (20' x 60') 3-4 units per building
 - 150 Senior Housing Units (4 story Building)
- 361 Total Units**

Site Summary

39.2 Total Acres
9.2 DU/AC

Graphic is for illustrative purposes only and is subject to change as planning and design is further developed.

