

Preliminary Design Review Agenda

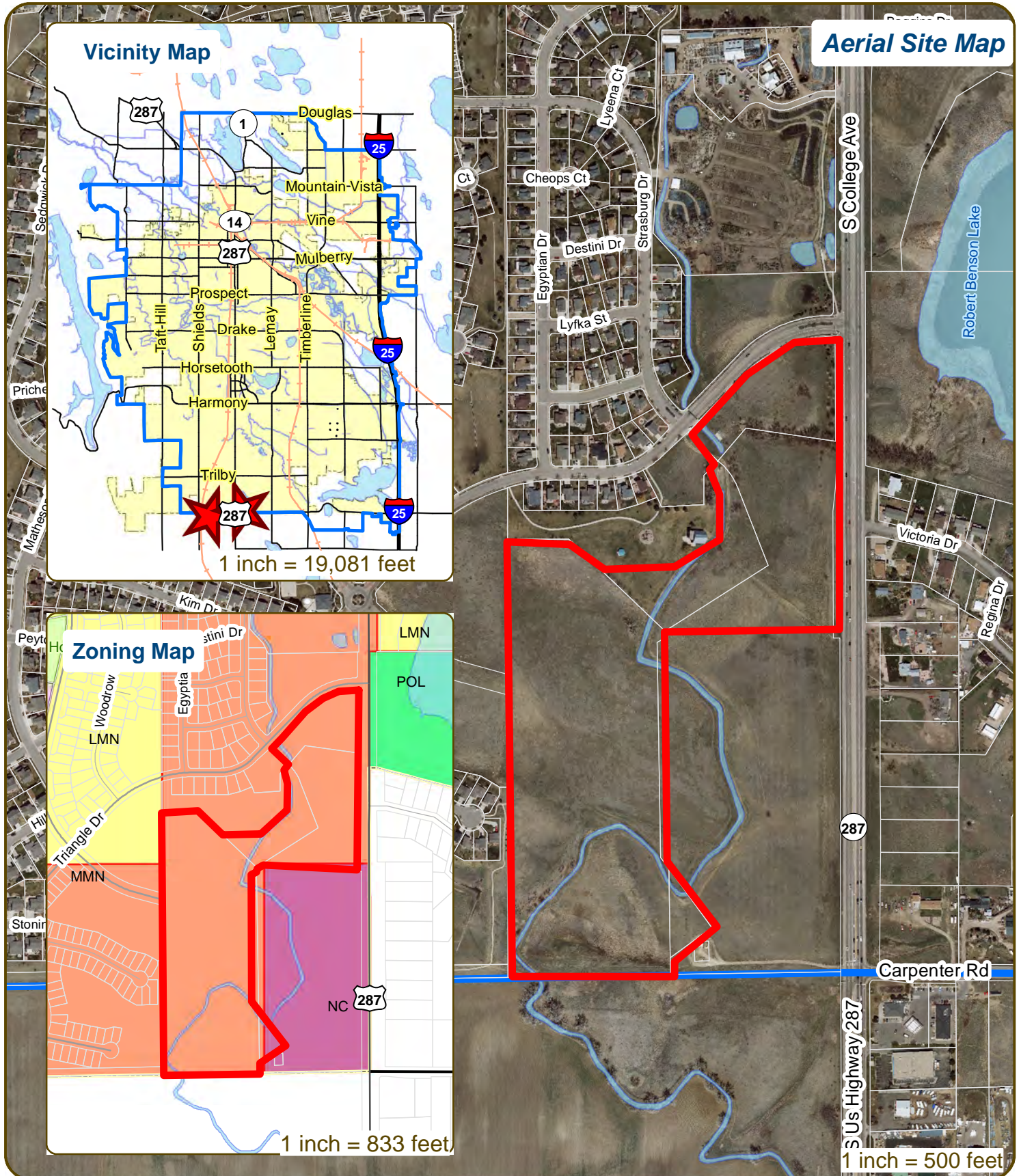
Schedule for 8/14/19

281 Conference Room A

Wednesday, August 14, 2019

Time	Project Name	Applicant Info	Project Description	
8:30	Triangle Road Development PDR190008	John Beggs 970-484-8855 jbeggs@russellmillsstudios.com	This is a request to build 302 multi-family and two-family dwellings at the corner of Triangle Dr. and S. College Ave. (parcel #9614000004, 9614413001, 9614413003). The north area of the site will consist of two-family dwelling units and a clubhouse. South of the two-family dwelling units will be two multi-family buildings with 48 units in each for a total of 96 dwelling units. The southernmost portion of the site will consist of 3-plex and 4-plex townhomes for a total of 56 multi-family dwelling units. These units will have attached garages accessed by an alley entrance. Access to the site is taken from Triangle Dr. to the northwest and Avondale Rd. to the west. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: Katie Andrews DRC: Brandy BH

Triangle Road Redevelopment



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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 Triangle Road Development

Project Address (parcel # if no address) 9614000004, 9614413007, 9614000004

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 South College Ave, Unit A

Phone Number 970-484-8855 **E-mail Address** jbeggs@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) See attached narrative

Zoning MMN **Proposed Use** Residential **Existing Use** Vacant land

Total Building Square Footage _____ **S.F. Number of Stories** _____ **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.**

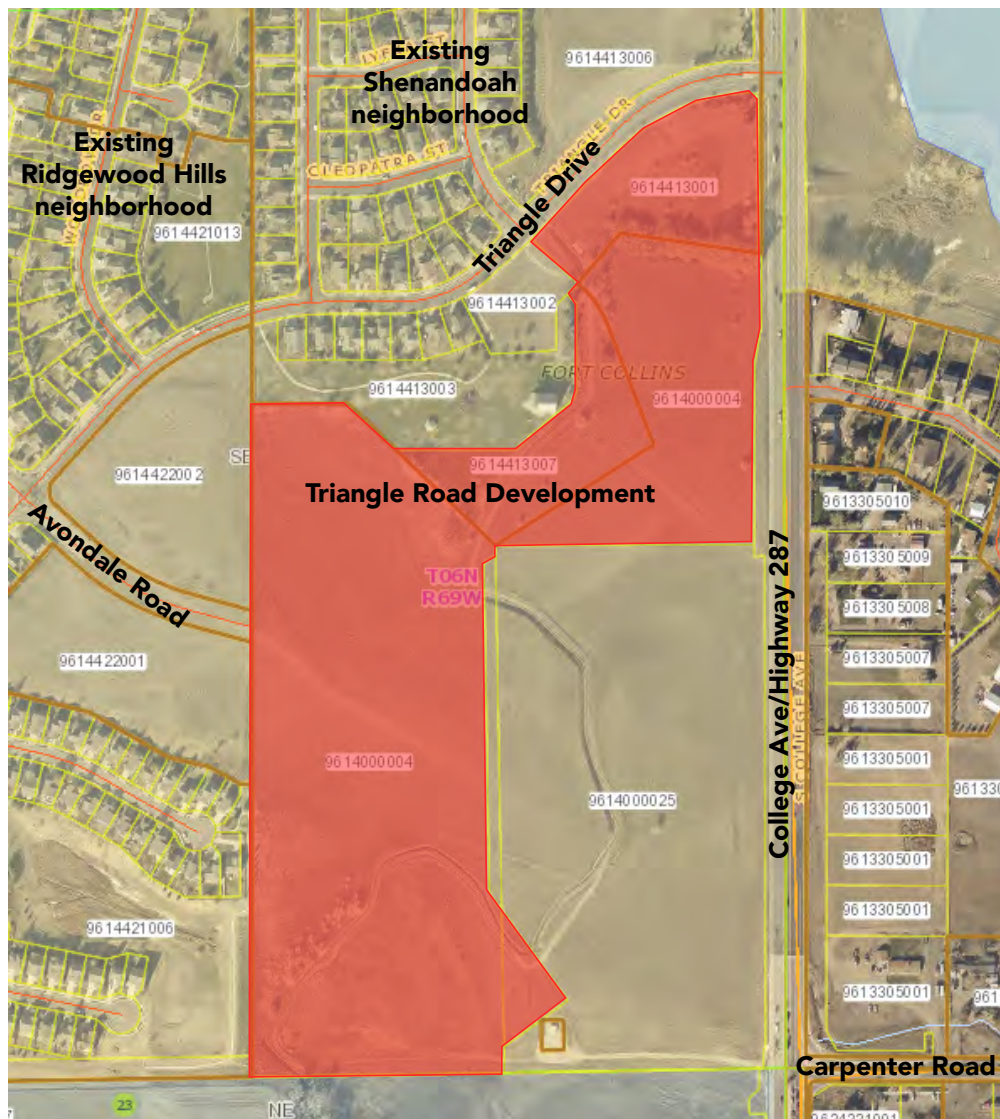
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then what risk level? _____

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

Increase in Impervious Area _____ **S.F.**

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

TRIANGLE DEVELOPMENT



Site Plan

Existing Site

The proposed project is located at the southwest corner of College Avenue and Triangle Drive and is bounded on the west side by the existing Ridgewood Hills neighborhood. To the south is existing undeveloped open space. The project site is approximately 35 acres and is undeveloped with no existing structures on site. The North Loudon Ditch runs north to south through the site then makes a small jog to the east leaving the property and then back west before leaving the site in the far south west corner.

The property also includes a few small wetland/wet meadow areas. The first wetland is isolated and is in the far north east corner (near the intersection of Triangle Drive and College Avenue) of the property. The second wetland area is located south of the intersection on the north side of the property and runs east to west and appears to be smaller than 1/3 acre. The third and largest wetland area is located on the far south side of the site and is over a 1/3 acre. The south wetland area is a jurisdictional wetland and will remain in place.

The property is also within distance of an active gas facility. This facility is not located on the property. It is located to the south east where Carpenter Road will eventually connect. The appropriate setbacks have been given between this facility and the residential uses proposed on the site plan.

The proposed site displays several limiting factors, from the ditch, wetlands, adjacent oil/gas facility to the unique and challenging shape of the property. The proposed plan accounts for all these factors and displays suitable and compatible uses to the adjacent and surrounding neighborhoods.

TRIANGLE DEVELOPMENT

Proposed Use

The proposed development is located within the MMN (Medium Density Mixed Use Neighborhood) zone district. The property is intended to be a transition and link to the existing LMN neighborhoods to the north and west of the property. The proposed plan will consist of three housing types:

Duplex/paired homes:

- 40 - (1) bedroom units
- 62 - (2) bedroom units
- 20 - 2-story duplex units
- 34 - Studio duplex units

Apartments:

42 Unit Apartment Building:

- 18 (1) bedroom units
- 21 (2) bedroom units
- 3 (3) bedroom units

48 Unit Apartment Building:

- 40 (1) bedroom units
- 5 (2) bedroom units
- 3 (3) bedroom units

Townhomes:

- 8 - (3) plex units
- 8 - (4) plex units

The north area of the site will consist of the duplex units. They will consist of studio plus one and two-bedroom units. These units will front the local connector road and will have parking behind each unit. Some garages will be provided behind the units and will provide for more parking and storage for residents. Within this area a clubhouse will be provided. The clubhouse will have a pool and will serve as the neighborhood center for the development. Some non-residential uses will be provided, such as shared workspace, fitness studio or coffee shop. The exact use and square footage of all of these uses is yet to be determined.

South of the duplex units will be the apartment area. This area will consist of two apartment buildings with 48 units in each for a total of 96 dwelling units. The apartments are a mix of studio, one and two bedroom units. The buildings will front the local connector as well and act as a suitable transition use between the future commercial development to the east of this area and the proposed uses within this neighborhood and the existing neighborhood to the west. Parking will be located behind the buildings and will include small garages for some of the residents. These will be located along the eastern property line and will act as a buffer to the future commercial development to the east.

The southern most portion of the site will consist of the townhome units. This area focuses on capitalizing on the open space to the south and will be a compatible transition between this project and the existing neighborhood to the west. These buildings consist of three separate dwelling units that have attached garages – these garages will be accessed by an alley entrance. Per the land use code these units will front along either a public street or open space and will be within walking distance of a public road.

Access & Circulation

Vehicular access will be from two points of access. The first will be from the north off of Triangle Drive. This road is proposed to be a local connector with a 57' right of way cross section. This road will also have a connection for the future commercial property to the east of the project.

The second point of access will be from the west from Avondale Road. This will continue the existing collector road cross section from the west and will head to the south east portion of this project.

TRIANGLE DEVELOPMENT

The project has also planned for the proposed centerline shift of College Ave/ Highway 287. This directly impacts the property along the eastern property line between Triangle Drive and the Carpenter Road intersection.

Pedestrian circulation will occur along public sidewalks along the street as well as an open space trail network that will connect the open space to the south to the existing neighborhood to the north. This trail network will be open to all residents and will connect to all open spaces within the neighborhood. We also intend this trail network to meet the needs for the trail connection that is outlined within the South College Corridor Plan.

Open Space

The project has several open space areas. These range from small pocket parks adjacent to the duplex units to larger areas within the large wetland area that will include walking trails and opportunities to interact with nature. A small playground area will be located adjacent to the clubhouse within the duplex area. This will be open to the entire neighborhood.

Wetland Mitigation

The project is proposing to mitigate for the two smaller wetland facilities located towards the northern portion of the site. This mitigation is planned to occur on site within the larger wetland area that's located along the south side of the property. The large southern wetland area will be maintained and where needed enhanced to become an asset for not only this project but other surrounding neighborhoods.

Architecture

The architecture style is a mix of traditional and modern, but utilizes similar materials and colors that will complement the surrounding neighborhoods. Some example imagery of the architecture style has been included in the submittal.

Compatibility with Surrounding Area

The neighborhood character, layout and architecture will complement the surrounding neighborhoods and the mix of uses will create a compatible transition between the future commercial property and the existing neighborhoods to the west. For example, the apartments have been planned adjacent to the future commercial property to the east, while the townhomes have been planned adjacent to the existing neighborhood to the west.

Density

The proposed plan is below the allowable density minimum for this zone district – but the plan displays a suitable mix for the property and goes above and beyond the minimums for housing types. The proposed plan has a net density of 10.67.

The MMN district language within the code does not specify a minimum for housing types – but our plan outlines three distinct housing types. The project is planning to propose a modification of standards regarding the density. Another alternative would be to subdivide the property in half to meet the minimum density of 7 du/ac for this zone district.

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.

Engineering

Stormwater Detention

Stormwater detention will be handled throughout the site in smaller detention facilities. The site naturally drains to the north east where a large detention facility will be located before leaving the site and heading the east.

Louden Ditch

The plan is proposing to pipe the existing North Loudon Ditch on site. The ditch would be located within a 30' easement. The easement would start at the north end of the site where the ditch enters the property, it would then run along the west edge of the site and eventually exit at the far south west portion of the site. This is consistent with a project that the client/ owner is involved with north of this property – and the ditch company has agreed to similar conditions.



TRIANGLE DEVELOPMENT



Example of duplex units



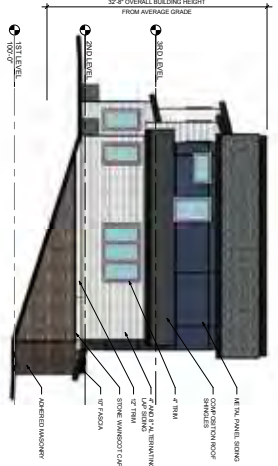
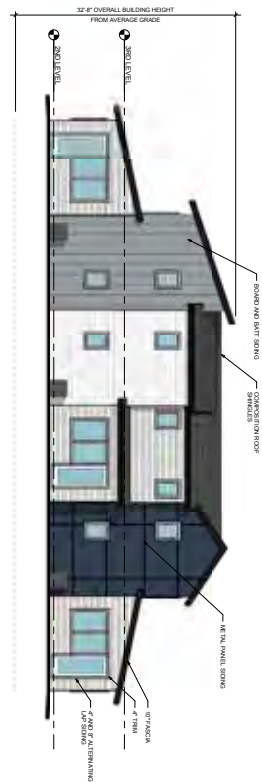
Example of duplex units

TRIANGLE DEVELOPMENT



Example of duplex units

TRIANGLE DEVELOPMENT



Example of townhome architecture

TRIANGLE DEVELOPMENT



Example of apartment building



Example of apartment building architecture