

Planning and Zoning Board Hearing: March 11, 2021

## Apex-Haven Apartments, PDP210002

### Summary of Request

This is a request for a Project Development Plan (PDP) to develop a three-story multi-family building, adaptive re-use of two existing homes, and replat of Parcels 9714321001 and 9714321002 into a single lot. The project is located within the High Density Mixed-Use Neighborhoods (H-M-N) zone district and requires a (Type 2) review.

### Zoning Map (ctrl + click map to follow link)



### Next Steps

If approved by the decision maker, the applicant will be eligible to submit a Final Development Plan. Subsequent rounds of review will be required to finalize site engineering and corrections to the plan before the applicant can apply for site and building permits.

### Site Location

The Site is located at 730 and 808 W Prospect Road in Fort Collins.

### Zoning

High Density Mixed-Use Neighborhoods (H-M-N) zone district.

### Property Owner

CSU Research Foundation (CSURF)  
Rick Callan  
Maximo Development  
Christian & Robin Bachelet  
601 Howes Street, Ste. 410  
Fort Collins, CO 80521

### Applicant/Representative

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### Staff

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### Staff Recommendation

Approval of Project Development Plan

# 1. Project Introduction

## A. PROJECT DESCRIPTION

- This is a request for a Project Development Plan (PDP) to develop a project that combines a three-story multi-family building, adaptive re-use of the two existing homes, and the existing Apex Apartments into a single project.
- The existing Apex Apartments at 808 W Prospect Road has 61 studio and 1-bedroom units. The existing parking lot contains 87 vehicular parking spaces, and 67 bike parking spaces. There are no proposed changes to the existing Apex Apartments. This request will integrate the two sites through a replat.
- The site at 730 W Prospect Road (Haven site) consists of two existing single-family residential homes; one has been landmarked as an historic property, and the other is eligible for historic designation. The proposed three-story multi-family Building 1 includes 48 studio and 1-bedroom units. Building 2 (existing residence) includes a 2-bedroom unit and 3-bedroom unit. Building 3 (existing residence) includes two 1-bedroom units. The Haven site proposes 8 vehicular parking spaces, and 73 bike parking spaces located in breezeways and outside plaza areas.
- The existing Apex Apartments (808 W Prospect, Parcel 9714321001, platted as The Slab) lot and the lot to the east (730 W Prospect, Parcel 9714321002) will be re-platted as a single lot of 2.6 acres.
- Access to the site is provided from West Prospect Road to the south, with two driveway entrances and pedestrian walkways.
- The P.D.P. is within the Transit-Oriented Development Overlay Zone and the West Central Area Plan area.
- The project is located within the High-Density Mixed-Use Neighborhoods (H-M-N) zone district and is subject to Planning and Zoning Board (Type 2) review.

## B. SITE CHARACTERISTICS

### 1. Development Status/Background

- In 2007, under new ownership by the CSU Research Foundation, Observatory Park Subdivision re-platted the Frazier Subdivision to combine the Apex (Slab) lot at 808 West Prospect Road with the lot at 730 West Prospect Road.
- The Slab property (Apex), PDP#150016 was approved on November 12, 2015.
- The Apex-Haven PDP190017 went to the Planning and Zoning Board hearing on May 21, 2020. A request for Modification of Standard was denied by the board, and the applicant withdrew the application prior to a final decision on the PDP by the board. The Applicant withdrew the project and resubmitted the project, with revisions, as PDP210002 after a required 6-month delay.

### 2. Surrounding Zoning and Land Use

	North	South	East	West
<b>Zoning</b>	High Density Mixed-Use Neighborhoods (H-M-N)	Residential Low Density (R-L)	High Density Mixed-Use Neighborhoods (H-M-N)	High Density Mixed-Use Neighborhoods (H-M-N)
<b>Land Use</b>	Existing Apartments and Existing Fraternity House	Existing Single Family Detached Dwelling Units	Existing Single Family Detached Dwelling Units	The Standard, Multi-Family Dwelling Units

## C. OVERVIEW OF MAIN CONSIDERATIONS

- Primary considerations of the plan have been the degree of building and project compatibility for Building 1 on the Haven site and the extent of landscape buffer between this three-story building and existing homes to the east. The existing single-family homes to the east are also zoned H-M-N, consistent with the West Central Area Plan, vision for future higher density multi-family housing. Since the Hearing in May 2020, this PDP has moved the building further west so the landscape buffer between the east façade of the building and property line is 25 feet. This change has removed the need for a request for Modification of Standard to the residential buffer yard standard.
- The main site planning issues that were addressed as part of the previous PDP process and prior to this hearing have been building placement on the site; adaptive re-use of existing two homes; amenity space configuration; access between both lots; existing tree mitigation, and pedestrian circulation to public streets.

## 2. Comprehensive Plan

### A. WEST CENTRAL AREA PLAN (2015)

The West Central Area Plan (W.C.A.P.) was adopted in March of 2015 and reaffirmed the validity of the existing geography and development parameters of the H-M-N zone. This is the area south of the C.S.U. campus bounded by West Prospect Road, Shields Street, Lake Street and Whitcomb Street. Regarding the H-M-N zone, the W.C.A.P. states:

*“Given the numerous parcels that comprise this area, new development will likely occur through multiple small or medium scale projects. Sensitivity to historic structures will require careful design solutions and collaboration with the Landmark Preservation Commission.”*

*“This area is expected to build out in accordance with the existing zoning, with residential density at a minimum of 20 dwelling units per acre. While five-story buildings are allowed, the height, mass and scale of buildings will be critically evaluated to achieve compatibility with adjacent development and to positively impact the neighborhood and community. The allowable density and proximity to campus create opportunities for mixed-use buildings and campus-related uses as well.”*

*“Land Use Policy 1.9 - Neighborhood Character: The height, mass and scale of new development in the High-Density Mixed-Use Neighborhood (HMN) zone district...should be compatible with adjacent development and sensitive to the context of the area.”*

*“Land Use Policy 1.10 - Emphasize and respect the existing heritage and character of neighborhoods through a collaborative design process that allows for neighborhood dialogue. The neighborhoods are generally characterized by Craftsman, Prairie and Mid-Century Modern architectural styles (and their various derivations). These styles are well-accepted and should serve as a starting point for achieving neighborhood compatibility.”*

Staff finds that the Apex-Haven Apartments Property P.D.P. fulfills the vision of the Plan in the following manner:

- The P.D.P. demonstrates sensitivity to the historic houses on site, while exceeding the minimum required density of 20 dwelling units per acre. The building is three stories, not five, to achieve compatibility with respect to adjacent properties.
- The building is influenced by the Craftsman style and the height, mass and scale are mitigated by a variety of architectural elements and details.
- This project serves as a transition in density, height, and intensity between The Standard apartments to the west and single-family homes to the east.

- The placement of multi-family housing at the south edge of campus will promote alternative modes of transportation to and from the main campus. The H-M-N zoning was established to implement the Subarea Plan.

### 3. Public Outreach

#### A. NEIGHBORHOOD MEETING

Pursuant to *Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Board (Type 2) projects. Two neighborhood meetings were held for this project on August 26, 2019, and February 24, 2020. Both neighborhood meetings occurred prior to the previous Planning and Zoning Board Hearing in May 2020.

#### B. PUBLIC COMMENTS:

Any communication received between the public notice period and hearing will be forwarded to the Planning and Zoning Board to be considered when deciding on the project. Staff prepared a summary of comments from the two neighborhood meetings attached to this report. The following key comments are highlighted below:

- Concern related to the compatibility of proposed multi-family building with existing single-family homes to the east, including building design, noise, privacy, lighting and transition and buffer.
- Impacts of construction with existing homes in area including noise, dust, traffic.
- Required parking for both sites.
- Impacts of storm drainage in area.
- Traffic and access to site from West Prospect Road.

### 4. Land Use Code Article 2 – Applicable Standards

#### A. BACKGROUND

This project was originally submitted on October 30, 2019. The project required three rounds of staff review, following the initial plan submittal. The project was withdrawn at the May 2020 Planning and Zoning Board Hearing, and a new PDP was submitted after a 6-month waiting period, as required in LUC Section 2.2.11(E)(9).

#### B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

##### 1. Conceptual Review - PDR190005

A preliminary design review meeting was held on June 26, 2019.

##### 2. First Submittal - PDP190019

The first submittal of this project was completed on October 30, 2019.

##### 3. First Submittal – PDP210002

Following a required 6-month waiting period from May 2020, the first submittal of the PDP210002 was completed on January 22, 2021.

##### 4. Neighborhood Meeting

Applicable pursuant to 2.2.2 – *Step 2: Neighborhood Meetings*.



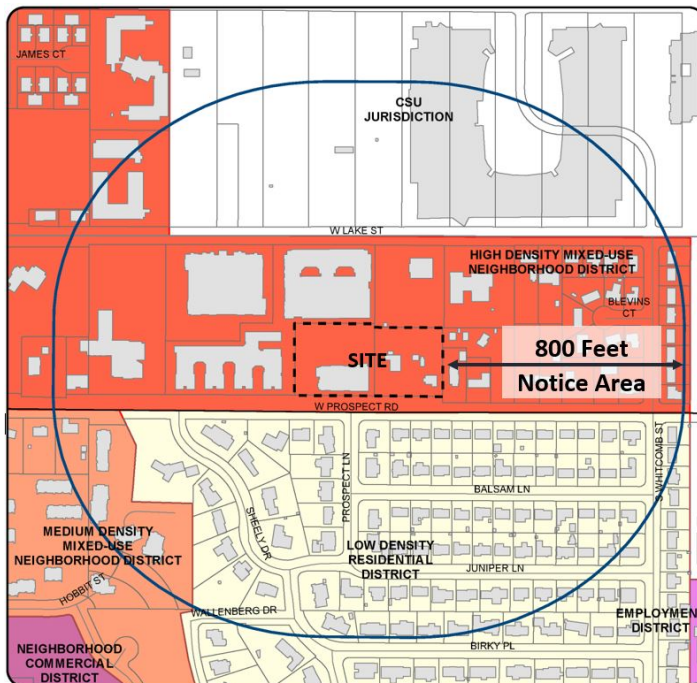
Two neighborhood meetings were held on August 26, 2019, and February 24, 2020. Staff confirmed a new neighborhood meeting was not needed for PDP210002, since the project did not include significant changes compared to PDP190005.

### 5. Notice (Posted, Written and Published)

Posted Notice: July 22, 2019, December 6, 2019, and January 25, 2021, Sign # 506

Written Hearing Notice: February 25, 2021, 113 addresses mailed (See Map Below for Notice Area).

Published Coloradoan Hearing Notice: Sunday, February 28, 2021, Confirmation #0004622333.



**5. Land Use Code Article 3 – Applicable Standards**

**A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS**

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p><b>3.2.1 – Landscaping and Tree Protection</b></p>	<p>This Code Section requires a fully developed landscape plan that addresses relationship of landscaping to the circulation system and parking, the building, abutting properties, and users of the site in a manner appropriate to the neighborhood context.</p> <p>Full tree stocking should be provided in all landscape areas within fifty (50) feet of any building or structure along all high use or high visibility sides of any building or structure, in accordance with the spacing standards outlined in this section.</p> <p>This standard is met through a combination of existing and proposed trees on-site and along the street right-of-way parkway planting strips.</p> <p>The plan provides the following main landscape planting components:</p> <ul style="list-style-type: none"> <li>• 42 trees consisting of deciduous and coniferous species, distributed within the site parking areas, trees in building foundation planting, and streetscape.</li> <li>• Mulched planting beds with ornamental grasses, coniferous and deciduous shrubs, and perennials.</li> <li>• 3 existing trees protected, 14 existing trees removed, with 17 mitigation trees provided.</li> </ul>	<p>Complies</p>
<p><b>3.2.1 (D) (2) – Street Trees</b></p>	<p>Wherever the sidewalk is separated from the street by a parkway, canopy shade trees must be planted at thirty-foot to forty-foot spacing (averaged along the entire front and sides of the block face) in the center of all such parkway areas. Such street trees shall be placed at least eight (8) feet away from the edges of driveways and alleys.</p> <ul style="list-style-type: none"> <li>• The plan provides 6 existing street parkway trees on the Apex site, and 1 tree on the Haven site along the West Prospect Road frontage (30’ – 40’ spacing).</li> </ul>	<p>Complies</p>
<p><b>3.2.1(D)(3) Minimum Species Diversity</b></p>	<p>The intent of this standard is to avoid extensive monocultures and prevent uniform insect and disease susceptibility on a development site, based on the number of trees on the site.</p> <ul style="list-style-type: none"> <li>• The plan provides 12 tree species, and none exceed 30% of the 42-total number of new trees.</li> </ul>	<p>Complies</p>
<p><b>3.2.1(D)(4) Tree Species and Minimum Sizes</b></p>	<p>This standard requires minimum tree and shrub sizes included in the landscape plan. The minimum sizes are:</p> <p>Canopy shade tree - 2” caliper</p> <p>Evergreen tree – 8’ height</p> <p>Ornamental tree – 1.5” caliper</p> <p>Shrubs – 5 gal.</p> <ul style="list-style-type: none"> <li>• All minimum required tree and shrub sizes are met.</li> </ul>	<p>Complies</p>

<p><b>3.2.1(E)(4) (5) - Parking Lot Landscaping</b></p>	<p>The Haven parking lot is located to rear of the existing two homes and is generally obscured from view from Prospect Road. The existing Apex parking lot is located behind the building.</p> <ul style="list-style-type: none"> <li>The existing parking lot on the Apex site is fully landscaped. Since the parking lot contains less than 100 spaces, 6% of the area of the lot must be dedicated to landscaping in the form of islands and along the entrance drive.</li> <li>The landscape plan on the Haven site includes a total of 8 trees in the parking area.</li> </ul> <p>In addition to street trees along streets, this subsection also requires that parking lots be screened from the street and from the parking lot perimeter abutting lots. The screening needs to include a wall, fence, planter, earthen berm, plant material or a combination of such elements, each of which shall have a minimum height of thirty (30) inches.</p> <ul style="list-style-type: none"> <li>The plan provides continuous plant material coverage along the parking setback that fronts the street, with continuous shrub and tree planting areas.</li> <li>The parking lot behind the two existing homes that abuts the lots to the east includes a combination of continuous screen planting and 6' cedar fence.</li> </ul>	<p>Complies</p>
<p><b>3.2.1(F) – Tree Mitigation</b></p>	<p>This standard requires that developments provide on-site mitigation in the form of a defined number of replacement trees if existing significant trees are removed. The number of mitigation trees is determined by City Forestry staff based off existing tree species, breast diameter, and health/condition.</p> <p>The development currently complies with the inventory and mitigation requirements outlined by the standards. In summary, the Tree Preservation and Mitigation Plan demonstrates the following:</p> <ul style="list-style-type: none"> <li>Fourteen trees removed and 14.5 mitigation trees required, with 17 mitigation trees provided.</li> </ul>	<p>Complies</p>
<p><b>3.2.2 – Access, Circulation and Parking</b></p>	<p>This Code Section requires secure, convenient, efficient parking and circulation improvements that add to the attractiveness of the development.</p> <ul style="list-style-type: none"> <li>The plan provides on-site walkways, curb-cuts, sidewalk ramps, emergency access, and a clearly delineated parking lot layout in compliance with standards.</li> </ul>	<p>Complies</p>
<p><b>3.2.2(C)(4)(b) – Bicycle Parking Space Requirements</b></p>	<p>Bike parking is required based on one space per the number of bedrooms per unit (60% enclosed/40% fixed racks). The minimum required total is 118 spaces (71 enclosed/47 fixed).</p> <ul style="list-style-type: none"> <li>The existing Apex Plan provides 67 bicycle spaces (61 enclosed, 6 fixed racks).</li> <li>The Haven Plan provides 69 bicycle spaces (25 enclosed, 44 fixed racks).</li> <li>Both Plans provides a total of 136 bike parking spaces, exceeding the minimum requirement.</li> </ul>	<p>Complies</p>
<p><b>3.2.2(K)(2) – Residential Parking Requirements</b></p>	<p>Residential uses must provide a minimum number of parking spaces based on the number of bedrooms per unit. This project is within the TOD overlay area, which offers a reduced parking requirement. The required minimum parking within the TOD is 86 spaces for both sites, based on 113 units and 118 bedrooms.</p> <ul style="list-style-type: none"> <li>The original approved Apex project with 61 units in the TOD overlay required a minimum 46 spaces (61 x .75/bedroom). The plan provided 87 spaces, with 41 extra spaces.</li> <li>The Haven site requires a minimum 41 spaces (48 x .75) (2 x 1) 1 x 1.25) and provides 8 spaces, with 33 spaces on Apex site.</li> <li>The Apex and Haven combined Plans require a minimum of 86 spaces, and provides 92 spaces, including 48 standard spaces, 39 compact spaces, and 5 handi-cap accessible spaces.</li> <li>4 spaces will be by permit only spaces on the Haven portion for buildings 2 and 3. Two spaces will be designated for deliveries only, and one space as turn in/back out area.</li> </ul>	<p>Complies</p>

<p><b>3.2.3 - Solar Access, Orientation and Shading</b></p>	<p>Impacts of shading on adjacent lots not applicable for projects in the TOD overlay district.</p>	<p>NA</p>
<p><b>3.2.4 – Site Lighting</b></p>	<p>This code section requires a lighting plan with full cut-off, down-directional fixtures, minimum and maximum light levels, and limits on light spillover off the site.</p> <ul style="list-style-type: none"> <li>The plan includes lighting fixtures attached to the building, site areas, and within the parking lot. The photometric plan demonstrates compliance with minimum and maximum lighting levels. All proposed lighting is fully shielded and down-directional, meeting color temperature requirements of 3,000K or less for both sites.</li> </ul>	<p>Complies</p>
<p><b>3.2.5 – Trash and Recycling Enclosures</b></p>	<p>All multi-family developments must provide adequately sized, conveniently located and easily accessible facilities for the waste disposal and recycling needs of the development.</p> <ul style="list-style-type: none"> <li>The Haven Plan provides a centrally located enclosure to contain dumpsters and bins, adequately sized for the residential buildings and number of units. The three buildings provide easy access from the entrances to the enclosure. The dual metal gate includes a larger hauler door and a separate person door. The enclosure design includes durable wall materials, interior metal wall protection strip, bollards, and concrete pad. The enclosure materials and colors complement the building materials used.</li> <li>The Apex site provides a trash and recycling enclosure in the rear of the existing parking lot with easy access for the trash hauler. The Apex enclosure complies with latest design standards.</li> </ul>	<p>Complies</p>

**B. DIVISION 3.3 – ENGINEERING STANDARDS**

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>3.3.1(C) – Public Sites, Reservations and Dedications</b>	<p>This standard requires the applicant dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing street is abutting or within the property being developed, the applicant must dedicate such additional rights-of-way as may be necessary to increase such rights-of-way to the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code.</p> <ul style="list-style-type: none"> <li>The plat for both lots will be updated to include a single lot for Apex and Haven sites.</li> <li>The project will dedicate both onsite and offsite easements prior to final plan approval.</li> </ul>	Complies
<b>3.3.2 – Development Improvements</b>	Approval of final plat by the City Engineer is completed at Final Development Plan.	NA
<b>3.3.3 – Water Hazards</b>	NA	NA
<b>3.3.4 - Hazards</b>	NA	NA
<b>3.3.5 – Engineering Design</b>	NA	NA

**C. DIVISION 3.4 – ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS ENGINEERING STANDARDS**

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>3.4.1 – Natural Habitats and Features</b>	NA	NA
<b>3.4.2 – Air Quality</b>	NA	NA
<b>3.4.3 – Water Quality</b>	The Project is designed so that precipitation runoff flowing from the site is treated in accordance with the criteria set forth in the <i>Stormwater Criteria Manual</i> .	Complies
<b>3.4.4 – Noise &amp; Vibration</b>	NA	NA



<b>3.4.5 – Hazardous Materials</b>	NA	NA
<b>3.4.6 – Glare and Heat</b>	NA	NA
<b>3.4.7 – Historic and Cultural Resources</b>	<p>This proposed project includes the adaptive reuse of Building 3, which is a designated local historical landmark 1-story house at 720 W. Prospect; and Building 2, which is a historically eligible 2-story house at 730 W. Prospect, to convert them into two duplex apartment units.</p> <p>As provided for in Land Use Code Section 3.4.7(F), in its consideration of the approval of plans for properties containing or adjacent to designated, eligible or potentially eligible sites, structure, objects or districts, the Decision Maker shall receive, and consider in making its decision, a written recommendation from the Landmark Preservation Commission.</p> <p>A conceptual review meeting with the Landmark Preservation meeting was held on April 17, 2019. At its February 19, 2020 Regular Meeting, the Landmark Preservation Commission conducted a review of this development project. The Landmark Preservation Commission adopted the following motion on a vote of 6-0: <i>That the Landmark Preservation Commission recommend to the Decision Maker approval of The Apex-Haven Apartments, finding it is in compliance with the standards contained in Land Use Code section 3.4.7 for the following reasons:</i></p> <ul style="list-style-type: none"> <li>• <i>The project meets the Secretary of Interior's Standards for the Treatment of Historic Properties</i></li> <li>• <i>The project design reflects massing, building materials, and façade details that are compatible with the historic context, creates a visual relationship between the historic architecture and the new construction, and meets the requirements outlined in Table 1 of Section 3.4.7.</i></li> <li>• <i>The proposed design protects the visibility of nearby historic resources.</i></li> <li>• Historic Preservation staff has reviewed the project in its current, revised form and has determined that additional consultation with the LPC is not required, because the design changes to Building 1 remain in compliance with the requirements of Section 3.4.7(E), Table 1.</li> </ul>	Complies
<b>3.4.8 – Parks and Trails</b>	NA	NA
<b>3.4.9 – Health Risks</b>	NA	NA

### D. 3.5 – BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p><b>3.5.1– Building Project and Compatibility (B)(C)(E)(F) (G)</b></p>	<p>These subsections require new developments in or adjacent to existing developed areas to be compatible, when considered within the context of the surrounding area, by using a design that is complementary. They should be read in conjunction with the more specific building standards contained in the zone district standards contained in Article 4.</p> <ul style="list-style-type: none"> <li>This proposed project includes the adaptive reuse of Building 3, which is a designated local historical landmark 1-story house; and Building 2, which is a historically eligible 2-story house.</li> <li>The architectural design of Building 1 has been developed to relate to the surrounding context including the use of 1- and 2-story massing, and roof elements with simple gable and shed roof forms that complement the existing 1- and 2-story Buildings 2 and 3. The overall use of massing, step backs and roof forms have been used to create a transition from the existing 1- and 2-story single family residences to the east and southeast, as well as the historic 1-1/2 story Buildings 2 and 3, to the larger 5-story apartment buildings and parking structure directly to the west and northwest of this site, along with the 120' tall Canvas Stadium to the north. Use of stucco, brick and lap siding materials are being proposed, with a stronger emphasis of stucco at the south wing and south elevation, to respond to the existing stucco clad Buildings 2 and 3.</li> <li>The building one mass is smaller and the height lower than the zone district standards allow, and smaller than the five-story multifamily building to the west (The Standard and Stadium Apts.). This building acts as a transition from the more intense larger development to the west and existing neighborhood to the east, which demonstrates sensitivity to adjacent properties as well as properties that are eligible for historic designation.</li> </ul> <p>The proposed building 1 is 46.8 feet in height, requiring a light and shadow analysis for buildings over 40 feet. See Section 3.2.3 for TOD exception.</p> <ul style="list-style-type: none"> <li>The shadow analysis for the Haven site and Building 1 does not show a substantial adverse impact on the adjacent lots to the east. The shadows portrayed at winter solstice do not preclude the functional use of solar energy technology, create glare such as reflecting sunlight or artificial lighting at night, contribute to the accumulation of snow and ice during the winter on adjacent property and shade windows or gardens for more than three (3) months of the year.</li> </ul>	<p>Complies</p>
<p><b>3.5.2 – Residential Building Standards</b></p>	<p>See Multi-family design standards in Section 3.8.30.</p>	<p>NA</p>
<p><b>3.5.3 – Mixed – Use, Institutional and Commercial Buildings</b></p>	<p>NA</p>	<p>NA</p>

<b>3.5.4 – Large Retail Establishments</b>	NA	NA
<b>3.5.5 – Convenience Shopping Center</b>	NA	Na

### E. 3.6 TRANSPORTATION AND CIRCULATION

<b>Applicable Code Standard</b>	<b>Summary of Code Requirement and Analysis</b>	<b>Staff Findings</b>
<b>3.6.1 – Master Street Plan</b>	<p>This criterion requires the P.D.P. to conform to the Master Street Plan. The following streets, and their classification, are included on the Master Street Plan:</p> <ul style="list-style-type: none"> <li>West Prospect Road - four lane arterial</li> </ul> <p>The P.D.P. shows Prospect Road consistent with the adopted West Central Area Plan and improvements (including a 10 ft wide ped/bike detached facility) that are aligned with what has been done on adjacent properties. The P.D.P. demonstrates overall compliance with Master Street Plan and provides safe and convenient access.</p>	Complies
<b>3.6.2 (K) – Streets, Streetscapes, Alleys and Easements</b>	<p>The streetscape parkway design along the West Prospect Road frontage needs to conform with the <i>Larimer County Urban Area Street standards</i>.</p> <ul style="list-style-type: none"> <li>The Plan provides two controlled drive access points from West Prospect Road for both the Apex and Haven sites, a detached 10-foot sidewalk with ADA accessible sidewalk ramps.</li> <li>The parkway landscape strip includes irrigated turf grass and street trees located at 40' spacing.</li> </ul>	Complies
<b>3.6.3 – Street Pattern and Connectivity</b>	NA	NA
<b>3.6.4 – Transportation Level of Service Requirements</b>	<p>This standard requires that the transportation needs of a proposed development can be safely accommodated by the existing transportation system, or including appropriate mitigation of impacts, for all travel modes.</p> <ul style="list-style-type: none"> <li>Traffic Operations and Engineering Departments have reviewed the plan's Transportation Impact Study (TIS) and follow up memo that addressed a revised parking location.</li> <li>The proposal has nominal impact on the adjacent roadway system, and access type and location have been designed to meet City standards. Internal connectivity is provided. The proposed sidewalk/trail along Prospect supports the adopted West Central Area Plan. Additional bike/pedestrian connections are provided to the west and north.</li> <li>Regarding transportation, the proposal complies with Section 3.6.4 as well as Larimer County Urban Area Street Standards and the City of Fort Collins Multi-Modal Transportation Level of Service Manual.</li> </ul>	Complies
<b>3.6.5 – Bus Stop Design</b>	NA	NA

<p><b>3.6.6 – Emergency Access</b></p>	<p>This Section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays.</p> <ul style="list-style-type: none"> <li>• The Apex plan includes a 26’ and 30’ on-site emergency access.</li> <li>• The Haven plan provides a 26’ and 16’ on-site emergency access.</li> <li>• The proposed plan includes an extension to the existing 16’ emergency access drive that connects to Lake Street to the north.</li> </ul>	<p>Complies</p>
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**F. 3.7 COMPACT URBAN GROWTH**

<p><b>Applicable Code Standard</b></p>	<p><b>Summary of Code Requirement and Analysis</b></p>	<p><b>Staff Findings</b></p>
<p><b>3.7.1 - General</b></p>	<p>NA</p>	<p>NA</p>
<p><b>3.7.2 - Contiguity</b></p>	<p>NA</p>	<p>NA</p>
<p><b>3.7.3 – Adequate Public Facilities</b></p>	<p>The purpose of the adequate public facilities (APF) management system is to establish an ongoing mechanism which ensures that public facilities and services needed to support development are available concurrently with the impacts of such development.</p> <p>This section requires that any approval of a development be conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required.</p> <ul style="list-style-type: none"> <li>• The project is located within the City of Fort Collins Water and Sanitation Districts, Fort Collins Light and Power, Poudre Fire Authority and Fort Collins Stormwater Districts. Each entity has commented on the project and has found that the existing infrastructure can serve the proposed project. The Apex Apartment project completed all public infrastructure prior to this PDP.</li> </ul>	<p>Complies</p>

### G. 3.8 SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.30 – Multi-Family Dwelling Development Standards	<p>(C) - <i>Access to a central feature or gathering place.</i></p> <ul style="list-style-type: none"> <li>The existing Apex site includes two patio gathering spaces with gazebo and seating areas.</li> <li>The Haven site includes a central atrium plaza gathering area and small pocket park. The two existing homes include front patio seating areas.</li> </ul> <p>(F) - <i>Yards Along Single- and Two-Family Residential Development. Buffer yards shall be provided along the property line of abutting existing single- and two-family dwellings. Minimum depth shall be twenty-five (25) feet.</i></p> <ul style="list-style-type: none"> <li>The proposed Building 1 includes a 25' landscape buffer yard between the east façade and property line to the east.</li> </ul>	<p>Complies</p> <p>Complies</p>

### H. 3.10 DEVELOPMENT STANDARDS FOR THE TRANSIT-ORIENTED DEVELOPMENT (TOD) OVERLAY ZONE

The purpose of this Section is to modify the underlying zone districts south of Prospect Road to encourage land uses, densities and design that enhance and support transit stations along the Mason Corridor. These provisions allow for a mix of goods and services within convenient walking distance of transit stations; encourage the creation of stable and attractive residential and commercial environments within the TOD Overlay Zone south of Prospect Road; and provide for a desirable transition to the surrounding existing neighborhoods.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.10.1 – Applicability	<p>The TOD standards apply to applications for development within the boundary of the TOD Overlay Zone, south of Prospect Road, except for the parking standards, and design of parking structures.</p> <ul style="list-style-type: none"> <li>This project is located north of West Prospect Road.</li> <li>See Section 3.2.2 (K) above for parking requirements.</li> </ul>	NA



**6. Land Use Code Article 4 – Applicable Standards:**

**A. DIVISION 4.10 – HIGH DENSITY MIXED-USE NEIGHBORHOOD (H-M-N) ZONING DISTRICT**

The High Density Mixed-Use Neighborhood District is intended to be a setting for higher density multi-family housing and group quarter residential uses (dormitories, fraternities, sororities, etc.) closely associated with, and near the Colorado State University Main Campus, provided that such areas have been given this designation in accordance with an adopted subarea plan. Multistory buildings (greater than one [1] story and up to five [5] stories) are encouraged to promote efficient utilization of the land and the use of alternative modes of travel.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p><b>4.10(B)(2) – Permitted Uses</b></p>	<p>The proposed uses include multi-family dwellings and single-family detached dwellings. Multi-family dwellings of more than 50 dwellings units are permitted uses subject to Type 2 review.</p> <p>The two existing single-family dwellings on site were a permitted use for this property pursuant to the zone district regulations in effect for such parcel on June 10, 1999; and which physically existed upon such parcel on June 10, 1999; provided, however, that such existing uses shall constitute a permitted use only on such parcel of property.</p>	<p>Complies</p>
<p><b>4.10(D)(E) – Land Use Standards</b></p>	<p>The minimum overall average residential density is twenty dwelling units per net acre. There is no maximum density limit.</p> <ul style="list-style-type: none"> <li>• The net density is 46.56 dwelling units per net acre of land.</li> </ul> <p>The maximum building height permitted within this district is five-stories.</p> <ul style="list-style-type: none"> <li>• The proposed multi-family Building 1 is three-stories.</li> </ul> <p>Building walls over thirty-five (35) feet in height shall be set back an additional one (1) foot beyond the minimum required, for each two (2) feet or fraction thereof of wall or building that exceeds thirty-five (35) feet in height at the setback line.</p> <ul style="list-style-type: none"> <li>• The Building 1 north elevation at the 8' setback line includes a wall height of 35 feet in compliance with this standard.</li> <li>• The proposed architectural design of Building 1 has been developed to relate to the surrounding context including the use of 1- and 2-story massing and roof elements with simple gable and shed roof forms that complement the existing 1- and 2-story Buildings 2 and 3. The overall use of massing, step backs and roof forms have been used to create a transition from the existing 1- and 2-story single family residences to the east and south east, as well as the historic 1-1/2 story Buildings 2 and 3, to the larger 5-story apartment buildings and parking structure directly to the west and northwest of this site. The building is designed to form outdoor spaces including balconies, patios, and courtyards. Parking for Buildings 2 and 3 are located to the sides and rear, with no parking between these two buildings and the street. Parking for Building 1 is located behind the existing Apex building.</li> </ul>	<p>Complies</p>

## 7. Findings of Fact/Conclusion

In evaluating the request for the Apex-Haven Apartments Project Development Plan, PDP210002, staff makes the following findings of fact:

- A. The Project Development Plan complies with the policy direction of the *West Central Area Plan*.
- B. The Project Development Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- C. The Project Development Plan complies with relevant standards located in Division 4.10, High Density Mixed-Use Neighborhoods (H-M-N) of Article 4.
- D. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards.

## 8. Recommendation

Staff recommends approval of the Apex-Haven Apartments Project Development Plan, PDP210002 based on staff report information and the aforementioned Findings of Fact.

### ATTACHMENTS:

- 1 Vicinity Map
- 2 Applicant Project Narrative
- 3 Remote Hearing Request
- 4 Planning Set
- 5 Plat
- 6 LPC Findings of Fact
- 7 Neighborhood Meeting Summary (8-26-2019)
- 8 Neighborhood Meeting Summary (2-24-2020)
- 9 Staff Presentation

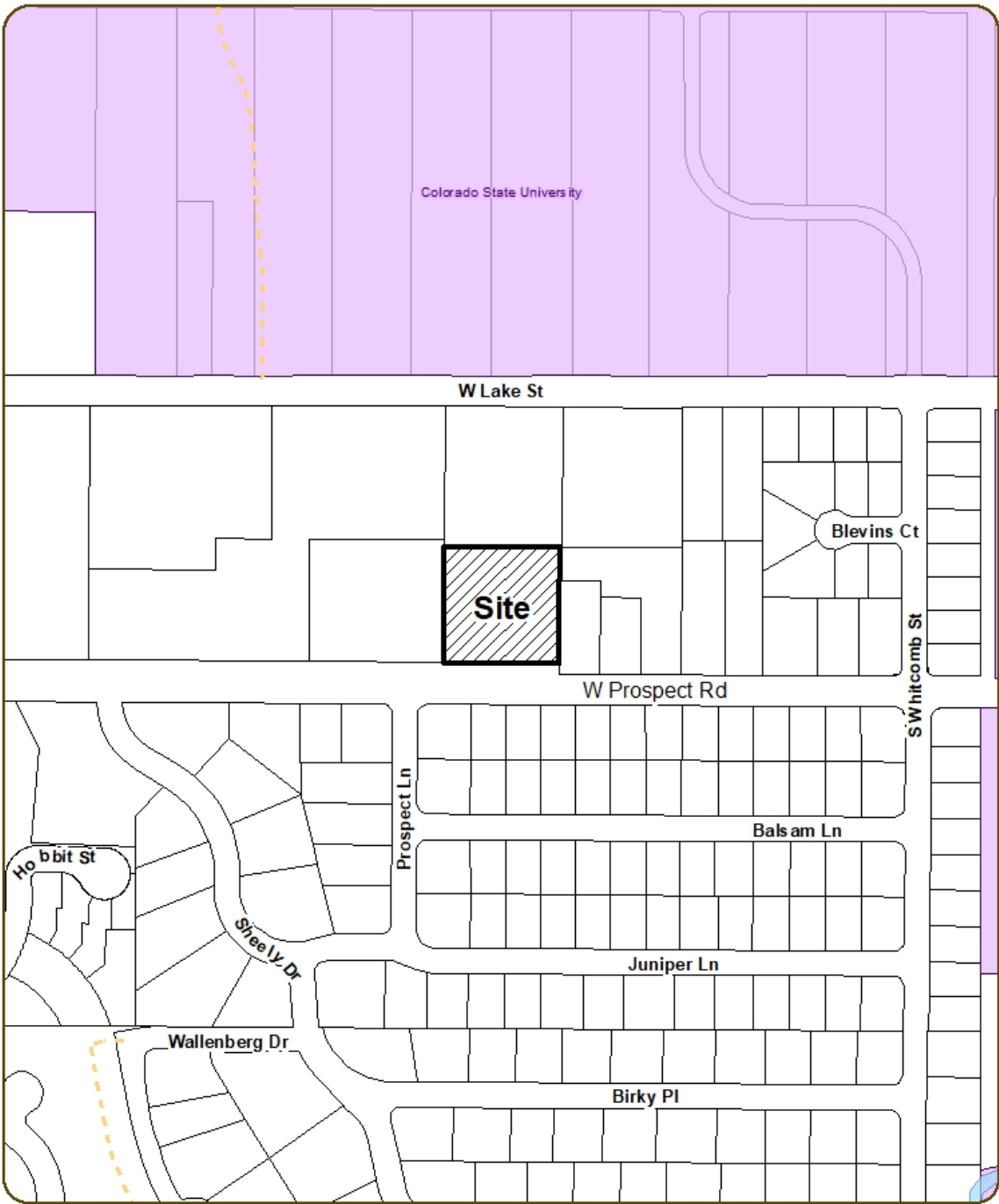
## 9. Links

The documents available at the following link provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

Project file documents WebLink: <http://records.fcgov.com/WebLink>

Once opened, select Planning and Development Project Number Search to enter project number to access the following files

- 1 Utility Plan
- 2 Drainage Report
- 3 Traffic Memo
- 4 Supp Traffic Memo
- 5 PFA Turning Exhibits



**Haven Apartments  
Vicinity Map**

1 inch = 250 feet



# Project Narrative

## APEX-HAVEN APARTMENTS



**PROJECT LOCATION**

NTS



## APEX-HAVEN APARTMENTS

### **PROJECT GOAL:**

The design intent of Apex-Haven Apartments development is to provide student oriented housing near the university within the High Density Mixed Use (HMN) zone district. The existing Apex Apartments (808 W Prospect, Parcel 9714321001, plated as The Slab) lot and the lot to the east (730 W Prospect, Parcel 9714321002) will be replatted as a single lot with this new submittal.

The development will have a smaller scale residential feel by adaptively re-using the existing single-family homes as well as by providing a more residential landscape character (i.e. cottage garden) with shrub beds and lawns along Prospect Road. The new 3-story multi-family building is sited behind the existing single-family homes in order to minimize the visual impact of the building. In addition to this, it is designed to be much smaller in scale than many of the recently constructed buildings along Prospect in order to emphasize the historic character of the lot. The building steps down as it extend closer to the existing historic home.

### **BACKGROUND:**

The Existing Apex Apartments has 61 studio and 1 bedroom units. The existing parking lot contains 87 vehicular parking spaces. There are a total of 67 bike parking spaces located within the basement of the building as well as outside in the plaza areas. A 10' east-west multi-modal path was installed along Prospect Road, as well as an 8' north-south multi-modal path that connects all the way to Lake Street. A detention pond was also installed in the SW portion of the 730 W Prospect lot that facilitates drainage from the Apex lot and building.

The site at 730 W Prospect consists of two existing single-family residential homes, one has been landmarked and the other is eligible for the designation. Approximately half of the frontage of the lot contains the 10' multi-modal path that was installed with the development of the Apex, this will be extended along the remaining lot frontage of Prospect. In addition to the sidewalk, a detention pond and surrounding landscaping as well as portions of the multi-modal path the extends to the north were also installed as a connection from Prospect to Lake Street. With this proposal all of this will now be re-platted as one lot with the Apex Apartments (The Slab Property).

### **1. PROJECT TITLE:**

Apex-Haven Apartments  
(previously submitted as Haven Apartments)

### **2. MEETING DATES:**

Preliminary Development Plan Meeting: June 26, 2019

Neighborhood Meeting: August 5, 2019

Second Neighborhood Meeting: February 24, 2020 (meeting was not required by City, applicant chose to hold additional meeting)

Planning and Zoning: May 21, 2020. Project was withdrawn at the meeting. The required six (6) month wait period has been met for resubmittal.

### **3. GENERAL INFORMATION:**

Project Location: 808 and 730 W Prospect Road, on north side between Shields Street and S Whitcomb Street.

Size: 114,570 sf / 2.63 ac

Existing zoning: High Density Mixed-Use Neighborhood District (HMN)

Proposed zoning: High Density Mixed-Use Neighborhood District (HMN)

Number of off street parking spaces provided: 94

Number of building stories proposed: Three

Maximum building height of new building: 46'-8"

### **4. PROPOSED OWNERS:**

CSU Research Foundation

Contact: Rick Callan

601 S Howes St #410

Fort Collins, CO 80521



## APEX-HAVEN APARTMENTS

Maximo Development Group LLC  
Contact: Christian and Robin Bachelet  
970-566-2948  
christianbachelet@icloud.com  
rbachelet@mac.com

### **Applicant:**

Russell + Mills Studios  
Contact: Shelley LaMastra  
506 S College Ave, Unit A  
Fort Collins, CO 80524  
970-484-8855  
slamastra@russellmillsstudios.com

### **5. EXISTING OWNERS:**

CSU Research Foundation  
Contact: Rick Callan  
601 S Howes St #410  
Fort Collins, CO 80521

### **6. TRANSPORTATION IMPROVEMENTS:**

Vehicular traffic accesses Apex-Haven Apartments off of W. Prospect Road. Pedestrian and bicycle traffic utilizes the existing north-south multi-modal path between the Haven and Apex Apartments that connects from Prospect to Lake Street. A continuation of the east-west 10' multi-modal walk along W Prospect is added to the property frontage. Improvements to public ROW curb to meet LCUASS with detached sidewalks and tree lawn are proposed with the project. A traffic memo has been provided with the submittal per the direction of City staff.

### **7. NEIGHBORHOOD MEETING**

A neighborhood meeting was held on August 5, 2019 at the Plymouth Congregational Church building at 916 W Prospect Rd, Fort Collins, CO 80526. Several neighbors attended the meeting. Discussion were primarily centered on the neighbors to the east and their concerns. The submittal has addressed their concerns of noise and visual disturbance with a row of evergreen trees along the east side of the property adjacent to the neighbors existing home. These trees will be part of the mitigation tree requirements and will be planted at 8' height instead of the required 6' for a more immediate impact. Light disturbances are handled as per code with no light spillage and shown on the plans as such. Smoking will be not be permitted within the plaza area in order to mitigate concerns of air pollution since they do not have an AC unit for cooling in the summer. This requirement could be removed once the property redevelops into high density as projected with the current zoning.

A second neighborhood meeting was held on February 24, 2020. Discussion again centered on neighbors to the east. Previous concerns for gathering area disturbances were no longer the case with the gathering plaza having been moved to the north to be internal to the new multi-family building as a courtyard area. Concerns were raised over detention pond that was located in the previous gathering area and possible flooding into basement of the 714 home. Please see stormwater text that addresses that concern for both neighbors as well as the existing landmark home. The neighbor at 638 W Prospect wanted the 25' landscape buffer to be adhered to. He incorrectly stated that all of the boundary trees had been removed that were shown on the plan. Field photos, included in the modification request, the following morning on the 25th confirm that all trees are still on the site. Please see attached modification request for further information on this.

### **8. SITE DESIGN**

Apex-Haven Apartments is located on a unique property near Colorado State University. The lot has two existing residential homes, one of which has received landmark designation. The homes are located centrally on the lot, with one toward the east and one to the west side of the lot. In addition to these homes a detention area was constructed on the SW corner of the property to serve both the existing Apex multi-family to the west as well as the Haven Apartment. The site design seeks to create a more residential

## APEX-HAVEN APARTMENTS

character by matching vehicular access patterns with the existing Apex parking lot functioning as the main lot and a smaller lot near the historic homes that will be permitted for those residents. The landscape aims to create a 'front-yard' residential or cottage garden character to anchor the existing structures in a low-water use landscape. The new 3-story multi-family building is located at the rear of the lot to minimize visual impact and allow existing structures and landscape to reduce its overall scale. A 25' landscape buffer has been incorporated into the east side yard setback due to concerns on the neighbors and Planning and Zoning board members.

Vehicular traffic will enter the site from west bound Prospect Ave (arterial) and exit west bound as well with a pork chop island directing traffic flow. Poudre Fire Authority will be able to utilize an emergency access easement through the parking lot that will also connect to the existing emergency access easement that runs through Apex's parking lot and then to the north to connect to Lake Street. Ambulances and trash trucks will be able to pull into the existing Apex parking lot and exit out to the west through Apex's parking lot. Trash trucks will be able to pull partially in on the EAe drive to service the trash enclosure located NW of building 2 on the Haven side. The 16' wide pass through area between Apex and Haven is signed for no vehicular traffic other than emergency vehicles.

Surface parking is utilized with the existing Apex lot and new smaller Haven lot. 94 total spaces are provided.

Pedestrian traffic is accommodated with the continuation of the 10' multi-modal sidewalk along Prospect Road. Pedestrian and bike traffic will be able to use the 16' pass through between buildings 1 and 2 to connect to CSU campus via Lake Street. An accessible route into the site has been provided via the existing 10' multi-modal path and the new east-west sidewalk to the south of building 2.

Landscaping will use a variety of low water and native species as well as more ornamental/flowering shrubs that are more typically found within residential landscapes. Turf lawn areas will be provided along the entrance drive and in front of the historic home (building 3). A row of densely planted evergreens with 8' planting heights will be located to the east of the historic home along the property boundary to help mitigate noise and visual disturbances for the existing neighbor to the east.

### **9. DISTURBANCES**

No existing wetlands, natural habitat areas are being disturbed with this project.

### **10. TRANSITION TECHNIQUES**

The project seeks to transition to both the surrounding neighborhood as well as the existing residential homes on the lot and neighboring lot by its architectural character as well as the 25' landscape buffer and plantings along the east property.

### **11. ARCHITECTURE**

This proposed project includes the adaptive reuse of Building 3, which is a designated local historical landmark 1-story house at 720 W. Prospect; and Building 2, which is a historically eligible 2-story house at 730 W. Prospect, to convert them into two duplex apartment units. The existing exterior of these two buildings will be rehabilitated per Secretary of the Interior Standards for Rehabilitation, with only minimal changes being proposed on the north and east elevations of Building 2 to allow for a new resident entry. These proposed changes were approved by the Landmark Preservation Commission at the February 19, 2020 LPC Meeting.

The proposed new 3-story, 48-unit apartment Building 1 is located behind the two historic houses, adjacent to the north side of the property, and will consist of (29) studio units, (17) 1-bedroom units and (2) 2-bedroom units. The massing of this building has been broken up into two wings connected by a central, 1-story common area element with an adjacent south-facing plaza space. This building configuration provides for an appearance of two smaller buildings with its overall massing, and also allows for views through the building when looking north from Prospect Road, over the 1-story common area connector. Both the west end of the west wing and south end of the east wing incorporates building step backs down to 2-stories in order to reduce the scale and relate to the 1- and 1-1/2-story historic houses and existing house to the southeast – this is adjacent to Building 3. Entrances to the apartment units are accessed from five interior stairs that are located along each of the building's two wings on the west and south elevations., along with a single exterior stair located on the south end of the east wing. These stair entry points include expansive glazing and one-story roof entry elements to better define the entries and provide views for the residents looking both into and out of the stairways.

## APEX-HAVEN APARTMENTS

The architectural design of Building 1 has been developed to relate to the surrounding context including the use of 1- and 2-story massing, and roof elements with simple gable and shed roof forms that complement the existing 1- and 2-story Buildings 2 and 3 and the existing Apex apartment building, including a series of low profile, shed roof dormers at the mezzanine level of the centrally located 3rd level units located at the west wing. The overall use of massing, step backs and roof forms have been used to create a transition from the existing 1- and 2-story single family residences to the east and south east, as well as the historic 1-1/2 story Buildings 2 and 3, to the larger 5-story apartment buildings and parking structure directly to the west and northwest of this site, along with the 120' tall Canvas Stadium to the north. Use of stucco, brick and lap siding materials are being proposed, with a stronger emphasis of stucco at the south wing and south elevation, to respond to the existing stucco clad Buildings 2 and 3. The punched window fenestration has been designed to relate to the surrounding historic house and context with their sizing, and proportions. The proposed Building 1 design was also approved by the Landmark Preservation Commission at the February 19, 2020 LPC Meeting. Subsequent building design changes made to Building 1 to reduce the overall building footprint and allow for an increased east yard setback of 25' were also review of City Historic Preservation Staff and approved on November 11, 2020. Based on this, it was determined that the project did not need to go back to the Landmark Preservation Commission for another design review since the changes did not constitute a change in compliance with the basic code requirements, and the execution of the design is equal to or better than the original version regarding Land Use Code 3.4.7.

### LANDMARK PRESERVATION COMMISSION CONCEPTUAL REVIEW COMMENTS AND RESPONSES

A conceptual review meeting with the Landmark Preservation meeting was held on April 17, 2019. The project was presented and the following are some of the key comments that were heard from the Board included our responses.

- While the LPC appreciated the step backs at the west and south elevations, they did want to see additional use of gable roof elements on the south side of proposed apartment building to relate more to the historic homes onsite and neighboring single-family properties. The elevations of Building 1 have been since updated to provide more gable roof and dormer elements on the west, south and southeast elevations to reflect this comment.
- The LPC requested additional space to be provided between the proposed Building 1 apartment building and the historic Bldg. 3 and also preferred to see landscaping between these building instead of the hammerhead turn around that was presented. The design has since been updated which included reducing the overall area of Building 1 approximately 5% and reducing the length of the south wing 12' in length and increasing the space from 20' to 32' between Building 1 and Building 3 and increase the distance from 22' to 25' between the north side of Building 2 and Building 1. Furthermore, the revised design also includes a high quality, south facing plaza and landscaped gathering space by being able to eliminate the hammerhead turnaround.
- The LPC discuss options of height and massing of Building and was curious if a full 4-story design without the L-shaped south wing was considered. Further discussion between the Board members indicated a majority of them felt that a mostly 3-story building as presented with the L-shaped south wing that stepped down to 2-stories was preferred from an overall massing and articulation standpoint.
- The south elevation of Building 1 included a parapet at the third level roof along the south elevation with the intent of Building 1 of serving as more of a "background building" to Building 2 and 3. The 2-story step backs at the west and south wings utilized shed roof elements to make the transitions from the main 3-story portion of the building. The Board members stated that they felt the parapet element did not speak to Building 2 and 3 and suggested mimicking the plain, sloped roof form of Building 2. The building elevations of Building 1 have been redesigned to address this comment with utilizing more gable roof forms that mimic Building 2 on the west, south and east elevations.
- A Board member commented that the covered parking/garage entrance for Building 1 and the lower level of the south elevation looked a bit industrial and suggest making it look more residential. The current proposed design has addressed this comment with the use of a shed roof canopy with corbel support brackets on either side of the opening for support. This garage entry element has also been incorporated into the overall façade design and includes a gable roof form at the third level to create a stronger overall design element.

An additional LPC meeting was held on February 19, 2020. The LPC Commission gave the recommendation for approval of the new redesigned project for Planning and Zoning.

### 12. PHASING SCHEDULE

No phasing is proposed with this development.

### COMPLIANCE WITH THE WEST CENTRAL AREA PLAN (WCAP) POLICIES AND GUIDELINES

#### **Neighborhood Character – Principals to guide new development in the West Central area:**

- Design of new development must be sensitive to the general context and overall character of the neighborhood, influenced by local attributes, and demonstrate cohesiveness with adjacent properties. Out-of-scale development in relationship to existing development will be discouraged.

Proposed Building 1 has been carefully designed with massing, form, fenestration and proportion to relate to the historically eligible Building 2 and historic Building 3 while creating a transition to the larger 4 and 5-story apartment projects to the northwest. The Building 1 step backs also helps transition to the neighboring single-family residence to the east of the property.
- Compatibility can be achieved through careful site planning so that mass and scale are mitigated and located away from existing houses. Careful use of open space, yards and building setbacks, within an urban context, will help with density transitions.

Proposed Building 1 was intentionally sited to deal specifically to this principal by placing it behind Buildings 2 and 3, thus maintaining the open space around the primary sides of these historic resources as well as keeping the existing streetscape character along Prospect that currently exists.
- Building entrances should be oriented toward public streets.

Building entrances for Buildings 2 and 3 are to remain and currently address the public street. The proposed Building 1 has been placed to the back of the site in order to maintain and respect the historic significance of Buildings 2 and 3 while still providing a visible and prominent location for its entry at southwest corner of the south elevation.
- Height should be stepped back and buildings set back so that taller buildings do not loom over the street and shadowing of private property is minimized.

The proposed Building 1 has significant step backs on both the west and southeast wings that bring the scale down to 2-stories from 3 stories. The Building has also been placed on the north end of the site to mitigate the impact if it overall scale to the eligible and historic Buildings 2 and 3 and neighboring single-family residence fronting Prospect Road to the east.
- Parking lots should be located to the side and rear of buildings.

The proposed smaller parking is behind and to the side of the existing, and contextually significant Buildings 2 and 3 in order to maintain and preserve the open space along the Prospect street scape. The bulk of the parking will be in the back behind the existing Apex building.
- Building forms are expected to be responsive to the individual context of the site.

The building forms of Building 3 have been specifically designed to compliment the existing Buildings 2 and 3 onsite which include massing modularity, proportions and roof forms.
- Each site will relate to the street by a plaza, courtyard, entry feature or other ground floor amenities that enliven pedestrian interest and enhance the public streetscape.

The existing historic streetscape will be maintained with this project and include new plaza, landscaping and other exterior features that enhance both the street scape as well as multiple areas around Buildings 2 and 3.
- Additions and renovations to all properties are encouraged to be toward the side and rear and follow the Secretary of Interior Standards for the preservation of historic properties.

No additions are being proposed for Buildings 2 and 3 and all exterior improvements to these buildings will be done per the Secretary of the Interiors Standards for Rehabilitation and will be reviewed by Historic Preservation Staff and the LPC for approval.
- Figure 7. Potential Redevelopment Scenarios in the HMN Zone (Policy 1.9) The High-Density Mixed-Use Neighborhood (HMN) zone is generally located between Prospect Road and the CSU main campus. The HMN zone is comprised primarily of small lots varying in size, which could potentially be consolidated to successfully accommodate new development. The examples below illustrate a variety of lot consolidation scenarios addressing access, parking, setback and design strategies to assist with breaking up the overall mass of structures. Providing larger south facing courtyards and/or upper story setbacks will help avoid a monotonous "wall" along the street and create a perception of a series of smaller structures to improve compatibility. There are several houses in that are potentially eligible for local landmark designation. Designers of new buildings will need to pay close attention to architectural details in order to comply with both Chapter 14 of the City Code (Landmark Preservation) and Section 3.4.7 of the Land Use Code (Historic and Cultural Resources). Informal consultation with the Landmark Preservation Commission is encouraged in order to find design solutions that are beneficial to all parties.

We have previously attended a Conceptual Design review meeting with the LPC on April 17, 2019 and will work with

## APEX-HAVEN APARTMENTS

Historic Preservation Staff and LPC with future submittals as needed to receive a certificate of appropriateness and ultimately a recommendation to Planning & Zoning Board. Recommendation for approval was given on February 19, 2020.

- Figure 9. Design Guidelines for Multi-Family Redevelopment & Infill (Policies 1.9, 1.10, 1.11) Multi-family redevelopment and infill should emphasize compatibility with adjacent neighborhoods and relate to a dominant residential character. The guidelines emphasize means of articulation or modulation to reduce large, monotonous masses and feel more residential in scale. In addition, consistent yet varied rooflines, front porches, human-scale detail (such as brackets/corbels and consistent fenestration patterns) are encouraged. Commercial type multi-family structures lacking these elements are discouraged. The west, south and east elevations of Building 3 uses residential roof forms, modules of massing and scale, window fenestration and other details that are complimentary of the both Building 2 and 3 as well as the neighboring single-family properties to the east of the site.

### **UTILITIES**

The site utilizes existing infrastructure in the area to provide services for the project. Water for domestic and fire use, sanitary sewer, storm drainage and electric services is provided by the City of Fort Collins. Natural gas is provided by Xcel Energy. Phone and Internet is provided by CenturyLink and/or Comcast.

### **LIGHTING**

All lighting will meet City of Fort Collins requirements. A photometric plan has been submitted.

### **STORMWATER:**

The site will provide stormwater detention and water quality treatment onsite prior to releasing it offsite. Per communications with City personnel, after detention and water quality treatment, stormwater will be released to the existing street grade at Prospect Avenue. Additionally, the site will meet Low Impact Development standards through the use of bioretention and underground detention.

A new detention pond, designated Pond C in the Construction Documents, is being proposed between Building 1 and 3 to address drainage requirements for this development. Pond C will provide detention for the contributing drainage basin. As water quality for the contributing drainage basin is being provided downstream, Pond C will not provide any water quality detention. Therefore, smaller storm events (i.e. water quality events) will be allowed to pass through the pond without any significant storage in the pond. During the 100-year event, the pond is designed to detain the entirety of the storm event, with a maximum depth of 30-inches, and release the detained volume slowly over a period of no more than 120-hours per State of Colorado requirements. To reduce the risk of stormwater infiltrating from the pond and into the adjacent basement of Building 3 and/or neighboring properties, the pond will be lined with a minimum of a 30-mil PVC liner outside of the wall limits (Refer to the Wall Detail). Additionally, to further protect Building 3, a foundation drain with sump pump located in the basement of the building will be provided. For emergency situations (e.g. the outlet structure becomes clogged or for storm events larger than the 100-year event) the pond is designed to control where stormwater will spill from the detention pond. This is accomplished through an emergency overflow structure which is designed to be located at the southeast corner of the pond wall. Water discharged from the emergency overflow will be directed via an onsite drainage swale from the overflow location to the eastern property line south of Building 3 and south of the existing residence east of the site. Once at the property line, water will be conveyed along the property line to West Prospect Road. As stated, the pond is only designed to release water over the emergency spillway during emergency situations. Additionally, the City of Fort Collins will require regular maintenance of the pond system through the Standard Operating Procedures attached to the Development Agreement for the property, limiting the probability of an emergency situation due to pond failure.

### **TRASH AND RECYCLING SERVICE:**

Trash and recycling services will enter the site off of Prospect Road at the Apex entrance. The existing enclosure will continue to be served as it has historically with the exception of bins changing from 3CY to 4CY. The new enclosure will require the truck to pull slightly down the east-west portion of the EAE drive (with public access easement in place) to empty the 4CY bins in that enclosure. The truck will then back out into the Apex lot to exit back onto Prospect.



# Project Narrative

## APEX-HAVEN APARTMENTS

### **LANDMARK PRESERVATION COMMISSION (LPC):**

Refer to Section 11 Architecture Section for comments related to architecture.

The site plan and landscape plan are designed to provide a more residential feel in the front of the two existing single-family homes on the property. A patio space with room for a patio furnishings is provided. A wide planting area in front of the patio and home provides a rich palette of plants including blooming shrubs, ornamental grasses and perennials. Lawn areas in front of the landmark designated home and along the front entry drive are implemented as requested by the LPC. Since the first LPC meeting, the space between the historic landmark structure and proposed building has been increased with additional planting and gathering areas, per comments received.

Recommendation for approval was granted at the February 19, 2020 meeting.



Community Development & Neighborhood Services  
281 N. College Ave  
Fort Collins, CO 80524  
970.221.6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# VIRTUAL PUBLIC HEARING REQUEST

February 18, 2021

Shelley Lamastra  
Russell + Mills Studios  
506 S College Ave, Unit A  
Fort Collins, CO 80524

Dear Shelley:

You are receiving this letter because you have an item required to be heard by the Planning & Zoning Board, the Landmark Preservation Commission, an Administrative Hearing Officer, the Building Review Board, or City Council.

Council previously adopted an ordinance allowing for quasi-judicial decision items to be heard using remote technology, which applies to various planning, development, building and historic preservation topics.

As an applicant of a Development Review project seeking a quasi-judicial decision from City Council, a City board or commission, or an administrative hearing officer, under the City Code or the City’s Land Use Code, we are required to notify you in writing of the intention to conduct a Quasi-Judicial Hearing using Remote Technology. You are entitled to request that the Quasi-Judicial Hearing be delayed until such time as the Hearing can be conducted in person.


Please sign below acknowledging the receipt of this notice. Please also answer YES or NO by the statement pertaining to how you prefer your quasi-judicial decision item to be heard.

Yes

I request that my quasi-judicial decision item be heard using remote technology and not be delayed until a time when hearings are conducted in person.

Project: Apex - Haven Apartments, PDP210002

Name: Shelley Lamastra

Signature: 

Sincerely,

Brandy Bethurem Harras  
[bbethuremharras@fcgov.com](mailto:bbethuremharras@fcgov.com)

# PLANNING SET: APEX-HAVEN APARTMENTS

**LEGAL DESCRIPTION**

BEING A REPLAT OF LOTS 1 AND 2, OBSERVATORY PARK SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

APEX-HAVEN APARTMENTS

**OWNER'S CERTIFICATION**

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER(S) OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED)	DATE	OWNER (SIGNED)	DATE
(STATE OF )			
(COUNTY OF )	SS		
SUBSCRIBED AND SWORN TO BEFORE THIS DAY OF 20 , BY WITNESS MY HAND AND OFFICIAL SEAL.			
NOTARY PUBLIC			
ADDRESS			
MY COMMISSION EXPIRES			
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO, THIS OF , 20 .			
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES			

**GENERAL LAND USE DATA**

EXISTING ZONING: HMN (HIGH DENSITY MIXED-USE NEIGHBORHOOD DISTRICT)  
 EXISTING PARCEL SIZE: 114,816 SF (2.63 AC)  
 EXISTING LAND USE: TWO EXISTING SINGLE FAMILY STRUCTURES AND ONE EXISTING MULTI-FAMILY STRUCTURE (APEX)  
 PROPOSED LAND USE: MULTI-FAMILY AND ADAPTIVE REUSE OF SINGLE FAMILY HOMES TO MULTI-FAMILY

**PROPOSED PROJECT LAND USE DATA**

PROPERTY LIMIT IMPROVEMENTS	SITE AREA (AC)	SITE AREA (SF)	%TOTAL
BUILDING 1	0.26	11,365	10
BUILDING 2	0.04	1,765	2
BUILDING 3	0.02	962	1
PARKING AND DRIVEWAY	0.11	4,730	4
LANDSCAPE AREA (lurf, shrub beds, detention seeding)	0.45	19,805	17
CONCRETE WALKS (includes E&E portion)	0.18	7,950	7
CRUSHER FINES PAVEMENT	0.01	660	1
ARTIFICIAL TURF	0.01	646	1
*remaining area is existing			
<b>RIGHT-OF-WAY IMPROVEMENTS</b>			
DRIVEWAY	0.03	1,320	
LANDSCAPE AREA (TURF)	0.03	1,220	
CONCRETE WALKS	0.03	1,335	

**EXISTING PROJECT LAND USE DATA**

EXISTING SITE CONDITIONS	SITE AREA (AC)	SITE AREA (SF)	%TOTAL
APEX BUILDING	.35	15,665	14
PARKING AND DRIVEWAY	.64	28,011	25
LANDSCAPE AREA (lurf, shrub beds, seed)	.31	13,448	12
CONCRETE WALKS	.08	3,543	3
CRUSHER FINES PAVEMENT	.004	180	1

**BUILDING DATA - PROPOSED**

NAME	STATUS	AREA(GROSS)	FAR	USE
BUILDING 1	NEW	32,102 SF	0.24	MULTI-FAMILY
STUDIO UNIT: 29				
1-BEDROOM LOFT UNIT: 17				
2-BEDROOM UNIT: 2				
TOTAL UNITS: 48				
BUILDING 2	EXISTING	2,449 SF	0.02	MULTI-FAMILY
2-BEDROOM UNIT: 1				
3-BEDROOM UNIT: 1				
TOTAL UNITS: 2				
BUILDING 3	EXISTING	962 SF	0.008	MULTI-FAMILY
1-BEDROOM UNIT: 2				

**BUILDING DATA - EXISTING APEX**

MAXIMUM PROPOSED BUILDING HEIGHT: 48' (3 STORIES)  
 STUDIO UNIT: 33  
 1-BEDROOM UNIT: 28  
 TOTAL UNITS: 61

TOTAL EXISTING/PROPOSED UNITS: 113  
 TOTAL EXISTING/PROPOSED BEDROOMS: 118

**VEHICLE PARKING**

REQUIRED RESIDENT VEHICLE PARKING WITHIN TOD:  
 1-BEDROOM OR LESS UNIT = 75 SPACE/UNIT  
 .75 x 109 UNITS = 81.75  
 2-BEDROOM UNIT = 1 SPACE/UNIT  
 1 x 3 UNIT = 3  
 3-BEDROOM UNIT = 1.25 SPACE/UNIT  
 1.25 x 1 UNIT = 1.25  
 TOTAL REQUIRED SPACES = 86 SPACES

**PROVIDED RESIDENT VEHICLE PARKING:**

STANDARD OVERHANG PARKING: 48  
 COMPACT PARKING: 39 (40%)  
 HANDI-CAP PARKING: 5  
 TOTAL PROVIDED SPACES = 92 SPACES\*

\*THE FOUR (4) RESIDENT SPACES IN THE EAST LOT SHALL BE BY PERMIT ONLY

**DELIVERY/RIDE SHARE VEHICLE PARKING:**

TWO (2) DELIVERY/RIDE SHARE ONLY SPACES ARE SIGNED/IDENTIFIED IN THE EAST LOT AS WELL AS ONE (1) TURN INBACK OUT AREA

**BIKE PARKING**

REQUIRED BIKE PARKING:  
 1 SPACE/BEDROOM (80% ENCLOSED / 40% FIXED)  
 1 x 118 BEDROOMS = 118 (71 ENCLOSED/47 FIXED)

**PROVIDED BIKE PARKING:**

ENCLOSED BIKE PARKING - APEX: 61 (IN BASEMENT STORAGE UNITS)  
 ENCLOSED BIKE PARKING - HAVEN: 25 (IN BREEZEWAYS & MAIL/BIKE ROOM)  
 TOTAL = 86 SPACES (63%)  
 FIXED BIKE PARKING - APEX: 6  
 FIXED BIKE PARKING - HAVEN: 44  
 TOTAL = 50 SPACES (37%)

TOTAL BIKE PARKING SPACES: 136

**DENSITY CALCULATIONS**

GROSS DENSITY:  
 TOTAL DWELLING UNITS = 113  
 TOTAL GROSS ACREAGE = 2.63  
 GROSS DENSITY = 42.9 DU/AC

**NET DENSITY**

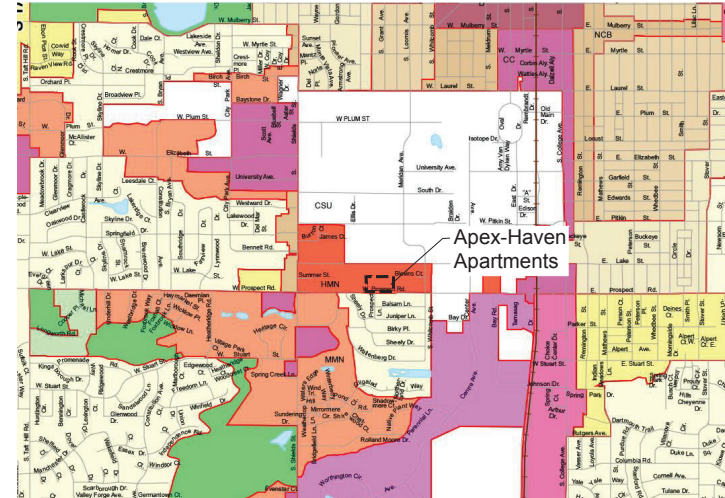
TOTAL DWELLING UNITS = 113  
 TOTAL NET ACREAGE = 2.63 AC - 0.16 AC (GATHERING AREAS & BIKEWAY)  
 = 2.47 AC  
 NET DENSITY = 46.56 DU/AC

**SHEET INDEX**

LS001 COVER SHEET	LP101 LANDSCAPE PLAN
LS101 SITE PLAN	LP501 LANDSCAPE DETAILS
LS501 SITE DETAILS	A-01 BUILDING 1 ELEVATIONS - PLANNING
LS502 SITE DETAILS	A-02 BUILDING 1 ELEVATIONS - PLANNING
LS503 SITE DETAILS	A-03 FIRE ACCESS LOCATIONS
	A-04 3D VIEWS
LI101 LIGHTING PLAN	A-05 BUILDING 2 ELEVATIONS - PLANNING
	A-06 BUILDING 3 ELEVATIONS - PLANNING
TR101 TREE PROTECTION PLAN	A-07 SHADOW ANALYSIS
LP100 LANDSCAPE NOTES & SCHEDULE	A-08 SITE SECTIONS



CONTEXT MAP



ZONING MAP



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PRELIMINARY DEVELOPMENT PLAN

Date: 02.16.2021

Drawn By: SL

Checked By: CR

Sheet Name

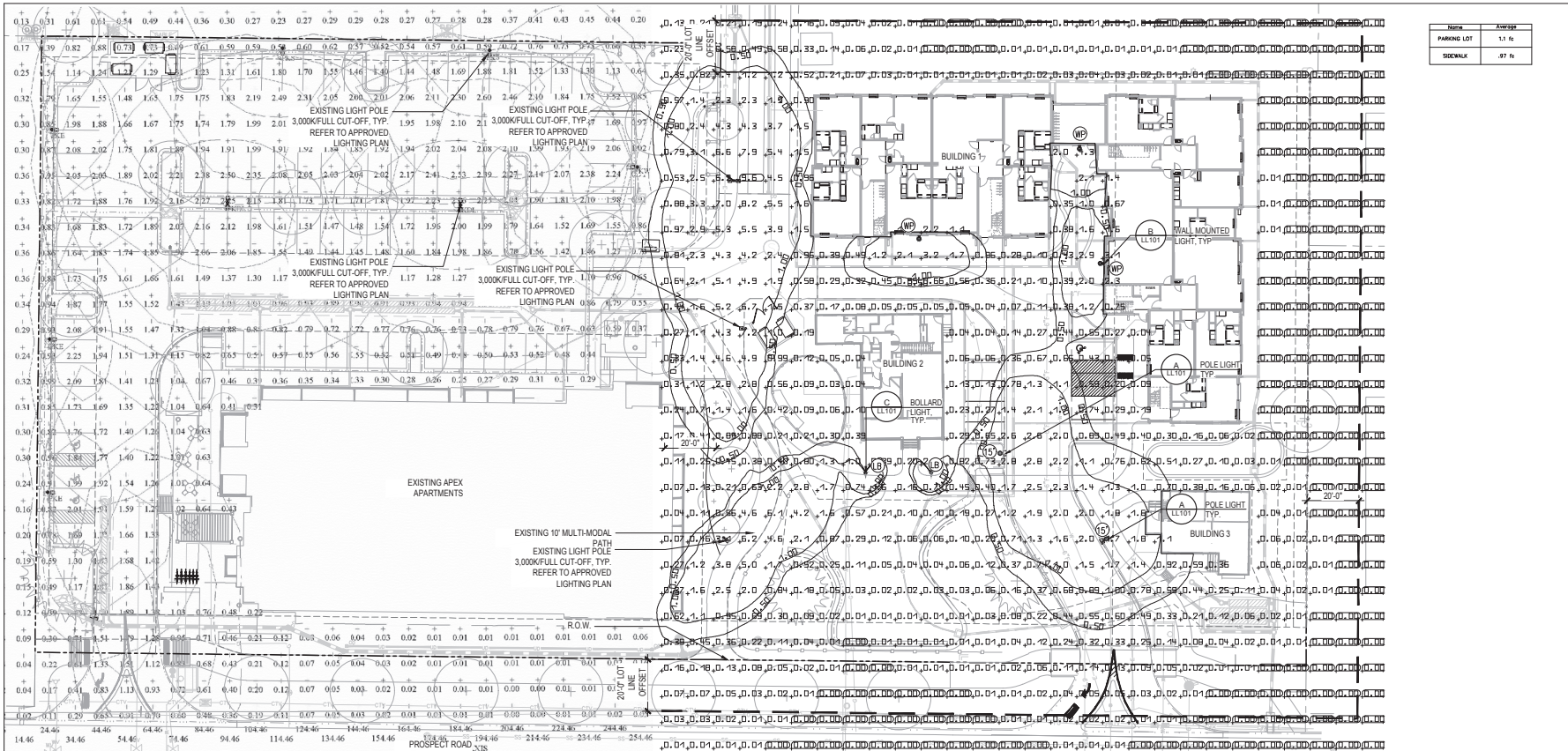
COVER SHEET

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LS001



APEX-HAVEN APARTMENTS

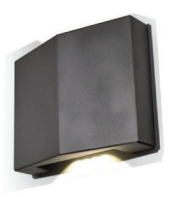


Name	Average
PARKING LOT	1.1 fc
SIDEWALK	.97 fc



**(A) POLE LIGHT**  
 SCALE: NIS  
 DIF-PARKING LIGHTING

MANUFACTURER: LITHONIA LIGHTING  
 MODEL: D5X0 LED - 3,000K. REFER TO LL101 FOR LEGEND  
 COLOR: BLACK  
 POLE HEIGHT: REFER TO LIGHTING SCHEDULE FOR MOUNTING HEIGHTS  
 FIXTURE MEETS ALL DARK SKY REGULATIONS, FULL CUT OFF.  
 SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS



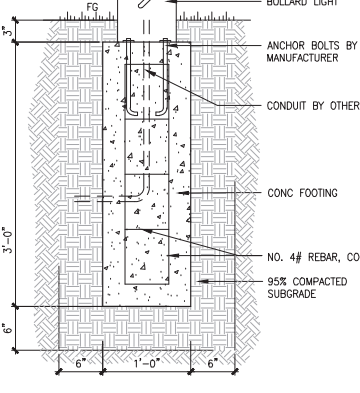
**(B) WALL MOUNTED LIGHT**  
 SCALE: NIS

MANUFACTURER: ARCHITECTURAL AREA LIGHTING  
 MODEL: SEE LIGHTING SCHEDULE LL101  
 WALL PACK TO HAVE ONLY DOWNWARD DIRECTIONAL LIGHTING - IMAGE AS REFER ONLY - FIXTURE IS FULL CUT OFF  
 COLOR: BLACK  
 SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS



**(C) BOLLARD LIGHT**  
 SCALE: 1/2" = 1'-0"

MANUFACTURER: LITHONIA  
 MODEL: SEE SCHEDULE FOR INFORMATION - 3,000K  
 COLOR: BLACK  
 HEIGHT: 42"  
 FIXTURE MEETS ALL DARK SKY REGULATIONS, FULL CUT OFF.  
 SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS



Manufacturer	Article name	Item number	Mounting Height	Quantity
Lithonia Lighting - Bollard	PA88 LED P3 30K ASY DMLD	PA88 LED P3 30K ASY DMLD	42"	2
Architectural Area Lighting - Wall Mount	CV2	CV2-28-3K1-1-24	10'-0"	2
Lithonia Lighting - Area Light	D5X0 LED P2 30K T36 SVCL	D5X0 LED P2 30K T36 SVCL	15'-0"	1
Lithonia Lighting - Area Light	D5X0 LED P2 30K T36 SVCL	D5X0 LED P2 30K T36 SVCL	15'-0"	1

Name	Average
PARKING LOT	1.1 fc
SIDEWALK	.97 fc

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PRELIMINARY DEVELOPMENT PLAN

Date: 02.16.2021  
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 LIGHTING PLAN

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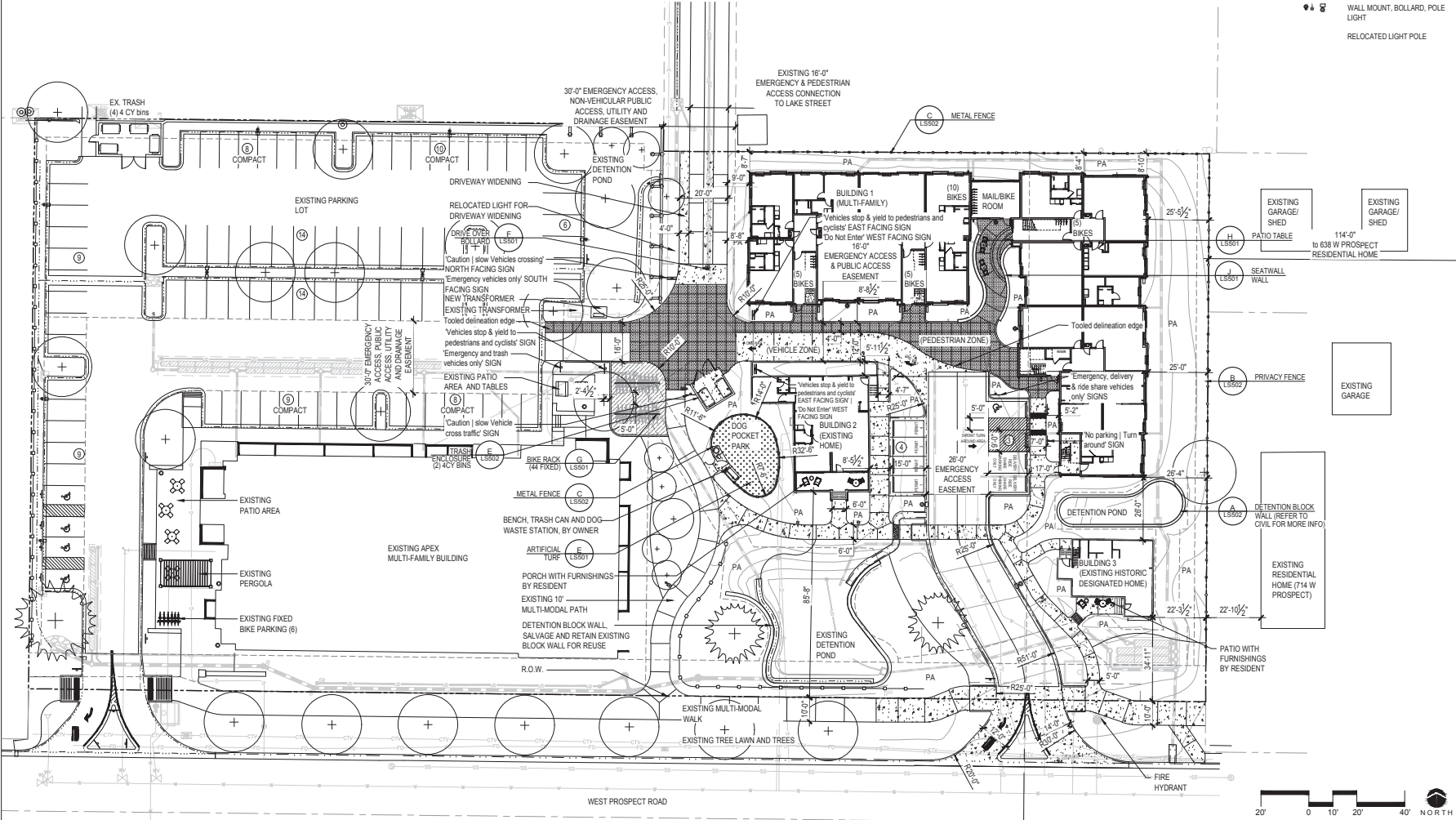
LL101

**SITE PLAN NOTES:**

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MARKS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, SIDEWALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOF TOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT CANDLE REQUIREMENTS IN SECTION 12.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED Poudre FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL, AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAY, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
13. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH UNIT/APARTMENT BUILDING.
14. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
15. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
16. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND Poudre FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

**SITE LEGEND:**

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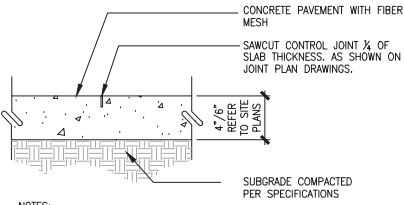
REV.	COMMENT	DATE

PRELIMINARY  
DEVELOPMENT  
PLAN

Date: 02.16.2021  
Drawn By: SL  
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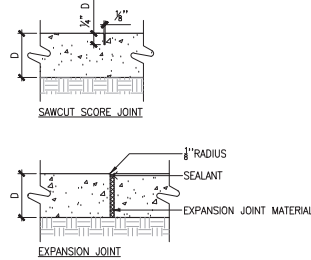
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SITE PLAN

Sheet  
LS101

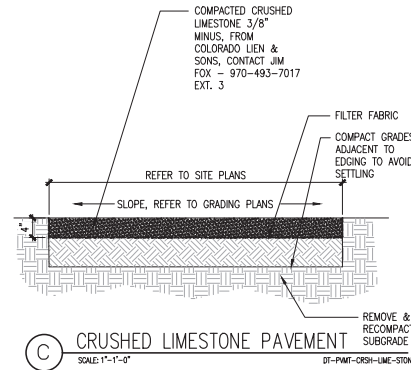


- NOTES:  
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.  
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.  
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.  
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

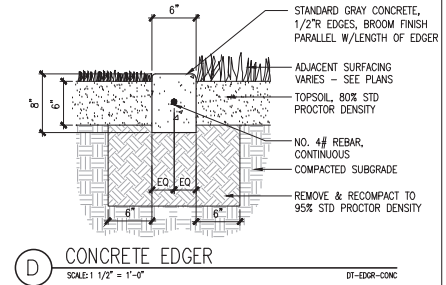
**A** CONCRETE PAVEMENT  
SCALE: N.T.S. DT-PMT-CONC



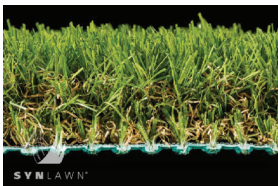
**B** CONCRETE PAVEMENT JOINTS  
SCALE: 1/2" = 1'-0"



**C** CRUSHED LIMESTONE PAVEMENT  
SCALE: 1" = 1'-0"

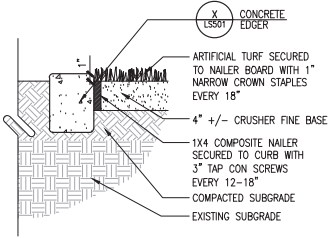


**D** CONCRETE EDGER  
SCALE: 1/2" = 1'-0"



MANUFACTURER: SYNLAWN OR EQUIVALENT  
TYPE: AUGUSTINE X47 OR EQUIVALENT  
INSTALLATION: PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS

**E** ARTIFICIAL TURF  
SCALE: 1/2" = 1'-0"



MANUFACTURER: RELIANCE FOUNDRY  
MODEL: R-8430 COLLAPSIBLE BOLLARD  
COLOR: BRIGHT YELLOW  
MOUNT PER MANUFACTURER SPECIFICATIONS AND DETAILS

**F** DRIVE OVER BOLLARD  
SCALE: N.T.S. DT-FURN-BOLL



COMPANY: DERO  
MODEL: ROLLING RACK  
ITEM NUMBER: RRSH (111")  
COLOR: BLACK  
MOUNT: SURFACE  
CONTACT: 1-888-337-6729 (WWW.DERO.COM)  
INSTALL PER MANUFACTURER SPECIFICATIONS.

**G** BIKE RACK  
SCALE: N.T.S. DT-FURN-BKE-RACK



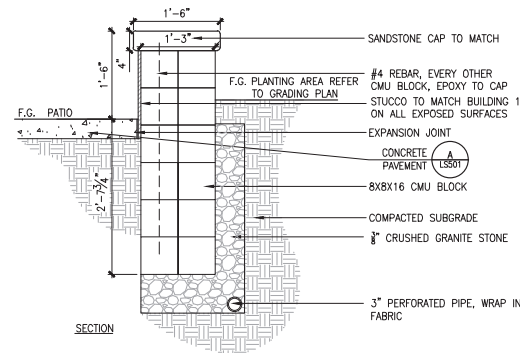
MANUFACTURER: VICTOR STANLEY  
MODEL: ANTHRO SITES COLLECTION - A-364  
COLOR: BRONZE  
SEAT MATERIAL: STEEL, 2 SEATS  
MOUNTING: SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS REFER TO SPECS

**H** PATIO TABLE  
SCALE: N.T.S. DT-FURN-TABLE-PATIO



COMPANY: VICTOR STANLEY  
MODEL: STEEL SITES COLLECTION - RSDC-36  
COLOR: BRONZE  
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

**I** TRASH RECEPTACLE  
SCALE: N.T.S. DT-FURN-TRASH



**J** SEAT WALL  
SCALE: 1" = 1'-0"

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PRELIMINARY DEVELOPMENT PLAN

Date: 02.16.2021  
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SITE DETAILS

Sheet

LS501



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DEVELOPMENT  
PLAN

Date: 02.16.2021

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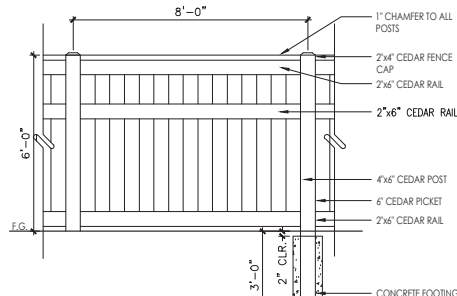
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LS502



MANUFACTURER: KEYSTONE  
MODEL: 133 ELITE HEWNSTONE  
CAP: UNIVERSAL CAP  
INSTALL PER MANUFACTURERS RECOMMENDATIONS, REFER TO SPECS

**(A) DETENTION BLOCK WALL**  
SCALE: NTS DT-WALL-DET

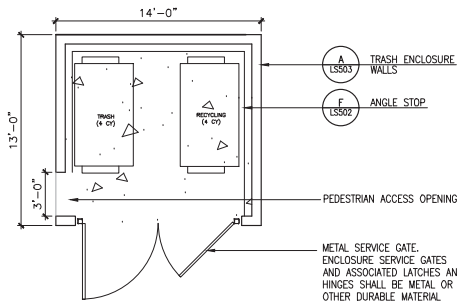


**(B) PRIVACY FENCE**  
SCALE: 1/2"=1'-0" DT-FENCE-CEDR

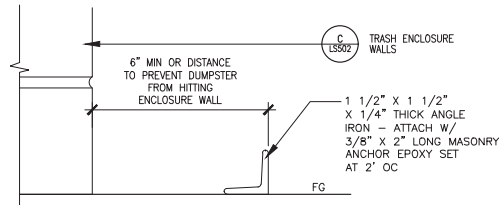


COMPANY: AMERISTAR  
MODEL: MONTAGE PLUS - MAJESTIC STYLE  
COLOR: BRONZE  
HEIGHT: 3'-6"  
GATE: MONTAGE PLUS COMMERCIAL SWING GATE, SOUTH GATE= 4', NORTH GATE = 5'  
WITH LOCKING ABILITY  
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS.  
CONTRACTOR TO SALVAGE FENCE FROM EXISTING PROPERTY THAT IS BEING REMOVED FOR REINSTALLATION.

**(C) METAL FENCE**  
SCALE: NTS DT-FENCE-METL

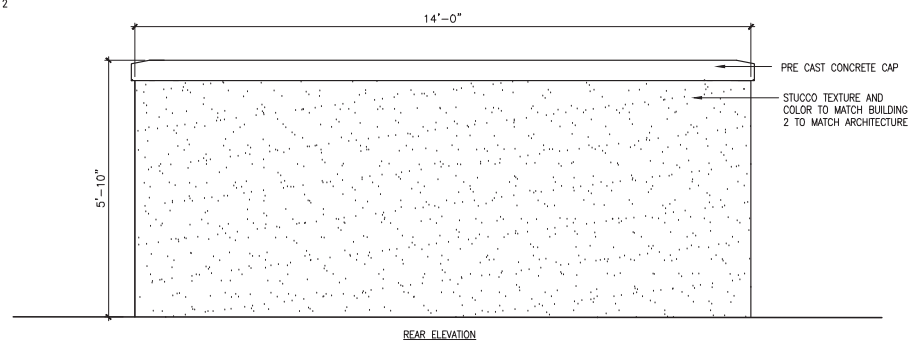
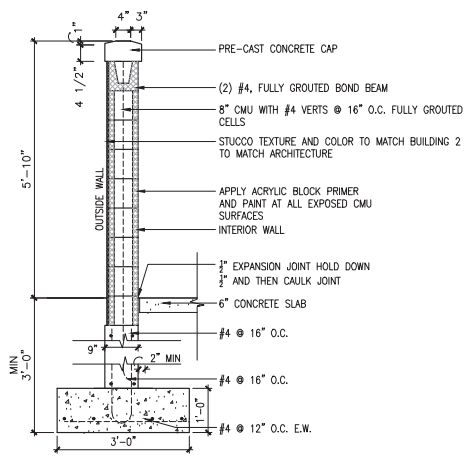
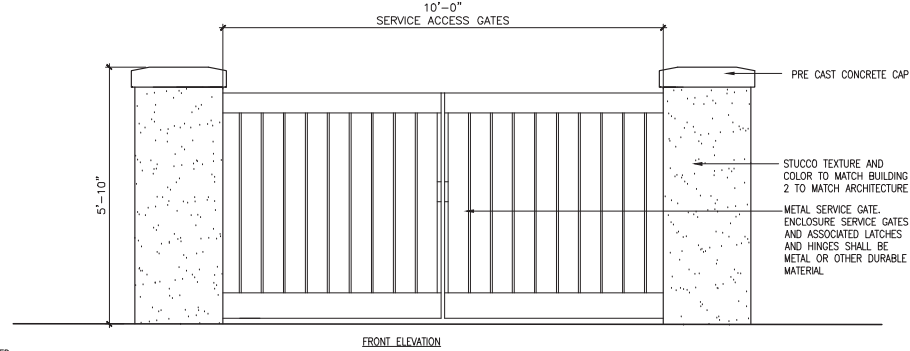
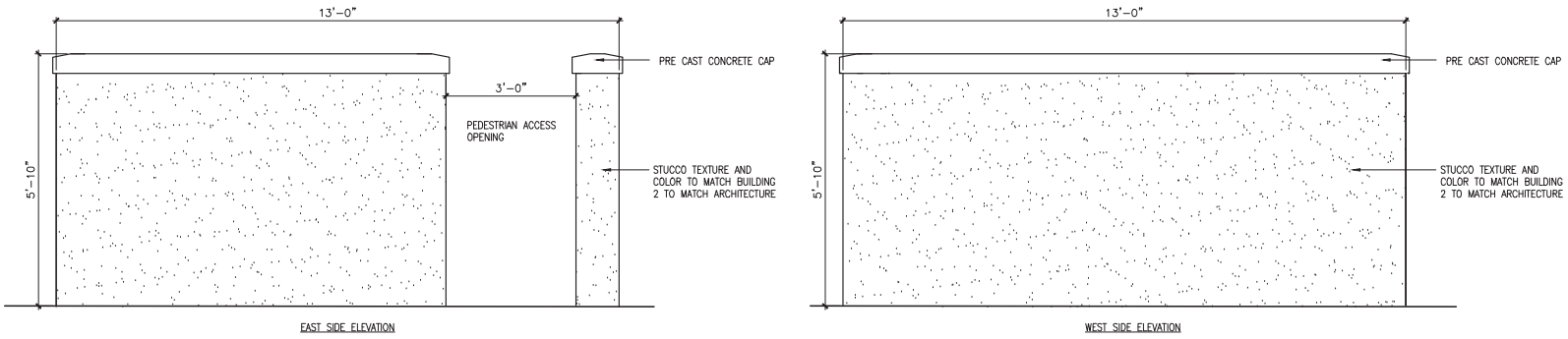


**(E) TRASH ENCLOSURE**  
SCALE: 1/4"=1'-0"



**(F) ANGLE STOP**  
SCALE: 6"=1'-0"





**A** TRASH ENCLOSURE WALLS  
SCALE: 3/4"=1'-0"

DI-TRASH-WALL-SEC

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SITE DETAILS

Sheet  
LS503

**TREE PROTECTION NOTES:**

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (5)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

- NO TREE SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

**TREE MITIGATION CHART**

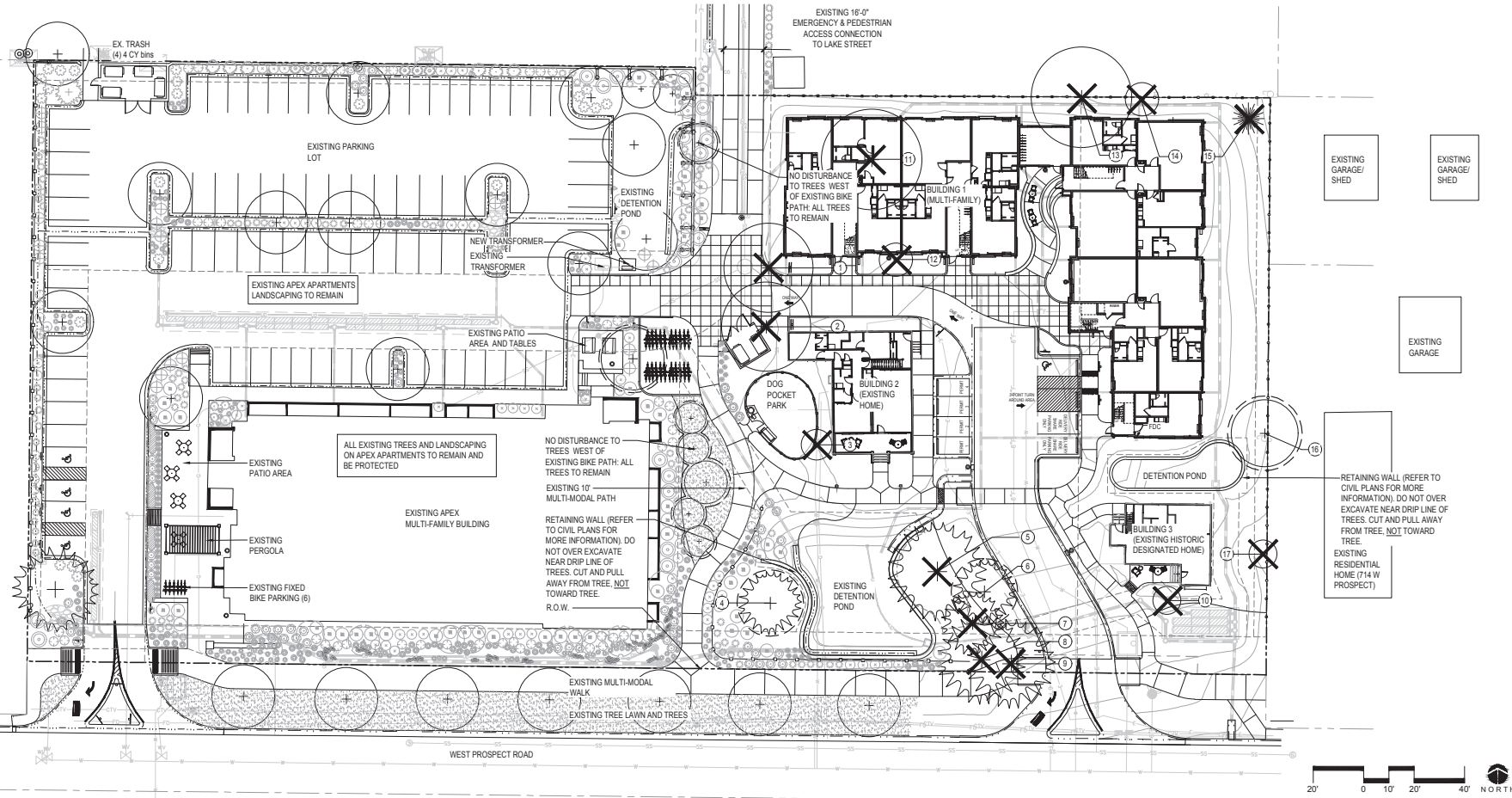
TREE SPECIES	DIAMETER	CONDITION	ACTION	MITL TREES REQ'D	NOTES
1 COTTONWOOD	29" (FOUR STEMS 4-6")	FAIR-	REMOVE	2.5	
2 COTTONWOOD	30" (10 SUCKERS 2-4")	POOR +	REMOVE	2	
3 MULTI-STEM (7) BOXELDER	2.5"	FAIR	REMOVE	0	
4 SPRUCE	22"	FAIR	PROTECT	2.5	TO BE TREATED FOR IPS BEETLES
5 SPRUCE	33"	FAIR	REMOVE	1	IPS BEETLE INFESTATION
6 SPRUCE	25"	FAIR	PROTECT	3.5*	TO BE TREATED FOR IPS BEETLES
7 SPRUCE	23"	FAIR-	REMOVE	1	IPS BEETLE INFESTATION
8 SPRUCE	28.5"	FAIR-	REMOVE	1	IPS BEETLE INFESTATION
9 SPRUCE	30"	FAIR-	REMOVE	1	IPS BEETLE INFESTATION
10 PLUM	4"	DEAD	REMOVE	0	
11 SIBERIAN ELM	38"	FAIR-	REMOVE	3.5	
12 NORWAY MAPLE	MULTI-STEM 4-7"	FAIR-	REMOVE	1.5	
13 SIBERIAN ELM	24"	DEAD	REMOVE	0	CONFIRM IF ON PROPERTY
14 SIBERIAN ELM	5"	FAIR-	REMOVE	0	CONFIRM IF ON PROPERTY
15 BLUE SPRUCE	5"	FAIR-	REMOVE	1	
16 HONEYLOCUST	18"	FAIR-	PROTECT	2	
17 SIBERIAN ELM	(5) STEM 4-5"	POOR	REMOVE	0	

TOTAL MITIGATION TREES REQUIRED: 14.5

TOTAL MITIGATION TREES PROVIDED: 17

\* IF TREATMENT IS NOT EFFECTIVE THEN TREE SHALL HAVE 1 MITIGATION TREE REQUIRED.

**TREE MITIGATION LEGEND:**



Maximo Development  
**russell+ mills**

REV.	COMMENT	DATE

PRELIMINARY DEVELOPMENT PLAN

Date: 02.16.2021  
 Drawn By: SL  
 Checked By: CR

Sheet Name  
 TREE PROTECTION AND REMOVAL PLAN  
 Sheet

TR101



LANDSCAPE SCHEDULE

Table with columns: QUANTITY, SYMBOL, BOTANIC NAME, COMMON NAME, SIZE, HEIGHT, SPREAD. Rows include DECIDUOUS TREES like ACER NEGUNDO 'SENSATION', GINKGO BILOBA, ULMUS DAVIDIANA VAR. JAPONICA 'DISCOVERY', QUERCUS BUCKLEYI.

ORNAMENTAL TREES

Table with columns: QUANTITY, SYMBOL, BOTANIC NAME, COMMON NAME, SIZE, HEIGHT, SPREAD. Rows include ACER TATARICUM 'HOT WINGS', KOELREUTERIA PANICULATA, PRUNUS CERASIFERA 'OPROZAM'.

EVERGREEN TREES

Table with columns: QUANTITY, SYMBOL, BOTANIC NAME, COMMON NAME, SIZE, HEIGHT, SPREAD. Rows include PICEA ABIES 'CUPRESSINA', PICEA PUNGENS 'BABY BLUE EYES', PINUS EDULIS, PINUS NIGRA.

TOTAL TREES = 42, MAXIMUM PERCENTAGE OF ONE SPECIES ALLOWED = 25% OR 10 TREES

DECIDUOUS SHRUBS

Table with columns: QUANTITY, SYMBOL, BOTANIC NAME, COMMON NAME, SIZE, HEIGHT, SPREAD. Rows include AMELANCHIER ALNIFOLIA, DWARF LEADPLANT, BUDDLEIA 'MISS MOLLY', etc.

EVERGREEN SHRUBS

Table with columns: QUANTITY, SYMBOL, BOTANIC NAME, COMMON NAME, SIZE, HEIGHT, SPREAD. Row: PICEA PUNGENS 'GLOBOSA'.

ORNAMENTAL GRASSES

Table with columns: QUANTITY, SYMBOL, BOTANIC NAME, COMMON NAME, SIZE, HEIGHT, SPREAD. Rows include CALAMAGROSTIS X ACUTIFLORA, KARL FOERSTER REED GRASS, ERANTHUS RAVENNAE, etc.

PERENNIALS

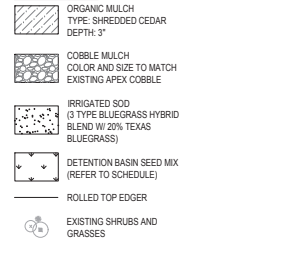
Table with columns: QUANTITY, SYMBOL, BOTANIC NAME, COMMON NAME, SIZE, HEIGHT, SPREAD. Rows include ACHILLEA X 'POMEGRANATE', BLUE FORTUNE HYSSOP, AGASTACHE RUPESTRIS, etc.

DETENTION BASIN SEED MIX

(Drill rate: 14.54 lbs/ac, Broadcast rate: 29.08 lbs/ac)

Table with columns: COMMON NAME, SCIENTIFIC NAME, PLS/AC. Rows include PLAINS COREOPSIS, WHITE PRAIRIE CLOVER, PURPLE PRAIRIE CLOVER, etc.

LANDSCAPE LEGEND:



WATER BUDGET CHART

Table with columns: HYDROZONE, AREA(S.F.), WATER NEED (GAL/S.F.), ANNUAL WATER USE (GAL). Rows for HIGH, MODERATE, LOW zones.

TOTAL WATER USE = 134,655 GAL
TOTAL NEW LANDSCAPE AREA = 18,605 SF
GALLONS PER S.F. = 6.8 GAL/SF

\*BREAKDOWN OF NEW LANDSCAPE AREAS:
MODERATE = TURF + HALF OF SHRUB BEDS
LOW = SEED AREAS + HALF OF SHRUB BEDS

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

GENERAL LANDSCAPE NOTES:

- 1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AA) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLAN. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER IUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. ALL TREES ADJACENT TO EASE SHALL MAINTAIN A LIMB HEIGHT OF 14'-0" FOR EMERGENCY TRUCK CLEARANCE.

STREET TREE NOTES:

- 1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORER WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER - STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

NATIVE SEED MIX NOTES:

- 1. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT) - SHALL NOT BE USED.
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
5. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
7. CONTRACTOR SHALL MONITOR SEEDING AREA FOR PEST IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
8. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATURAL GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 8 TO 10 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
9. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.

SOIL AMENDMENT:

- 1. SOIL AREAS 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE. SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.
2. ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT.
A. ORGANIC MATTER: 25% MINIMUM.
B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
C. PH: 7.5 MAXIMUM.
D. CARBON TO NITROGEN RATIO OF: 10:1 TO 20:1

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Table with columns: REV., COMMENT, DATE. Multiple empty rows for revision tracking.

PRELIMINARY DEVELOPMENT PLAN

Date: 02.16.2021

Drawn By: SL

Checked By: CR

Sheet Name

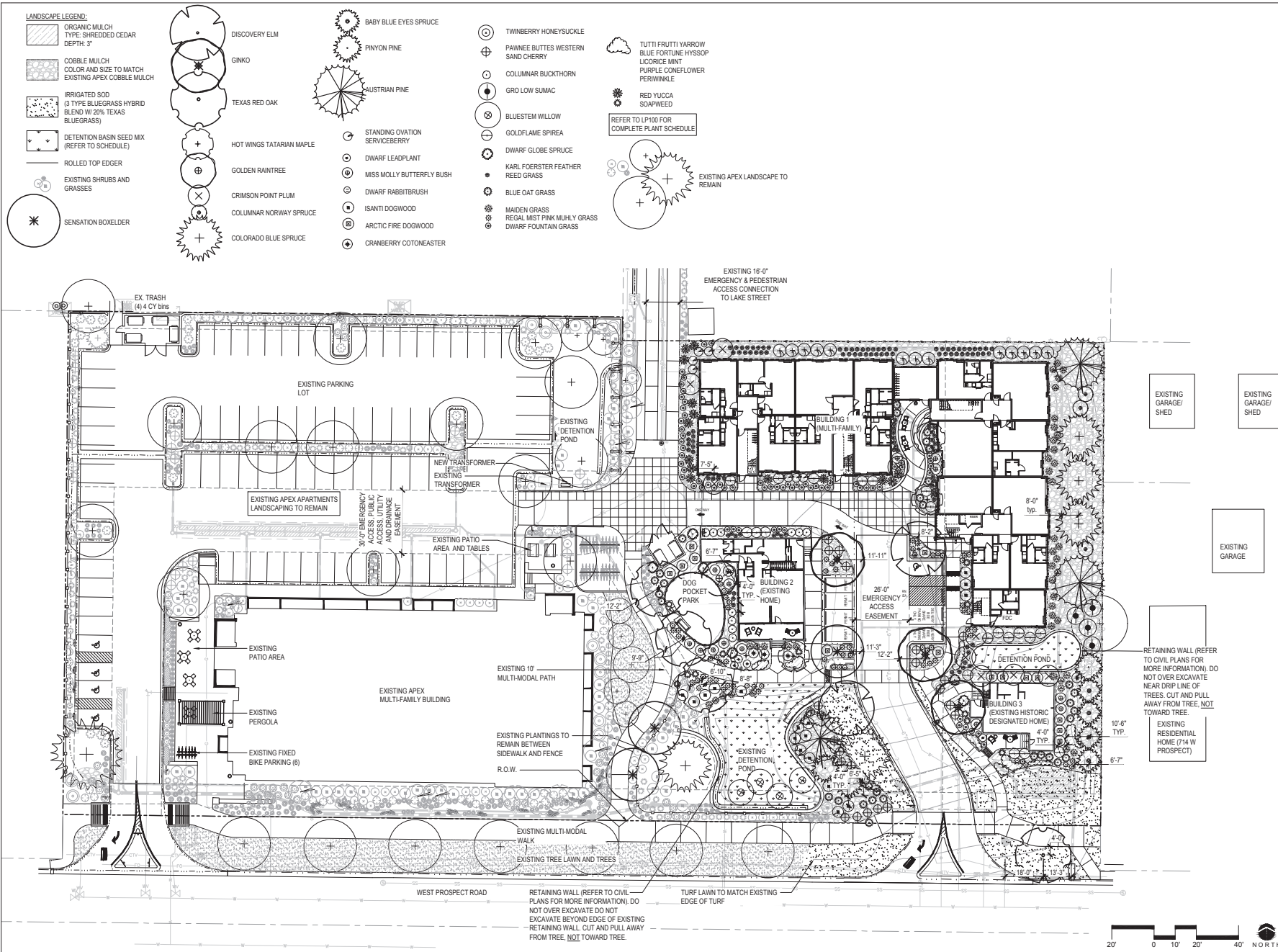
LANDSCAPE NOTES & SCHEDULE

Sheet

LP100



APEX-HAVEN APARTMENTS



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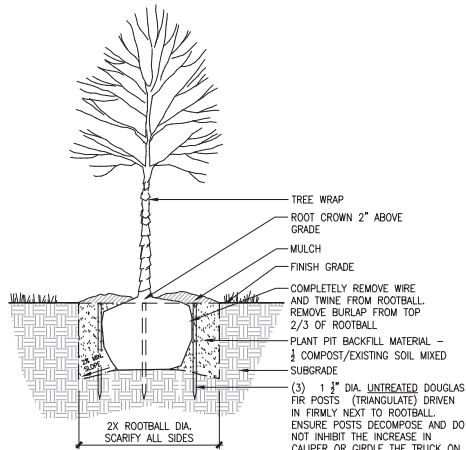
REV.	COMMENT	DATE

PRELIMINARY DEVELOPMENT PLAN

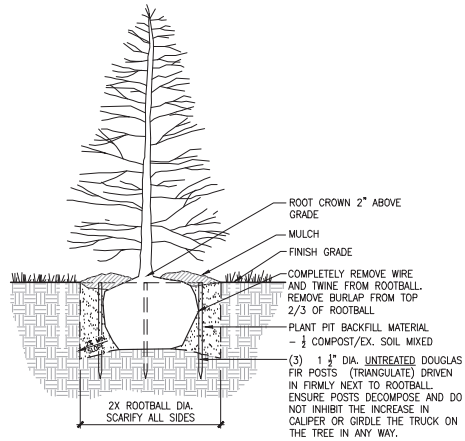
Date: 02.16.2021  
 Drawn By: SL  
 Checked By: CR

Sheet Name  
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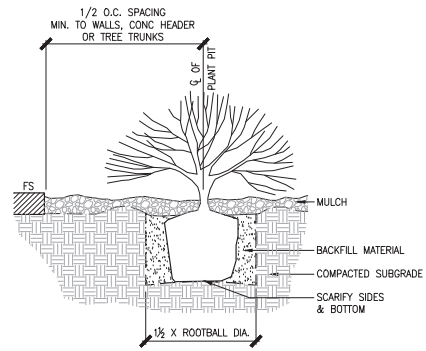
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 LP101



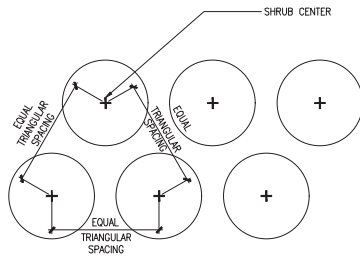
**A DECIDUOUS TREE PLANTING**  
SCALE: NTS DT-PLNT-TREE-DEC-GRND-SHW



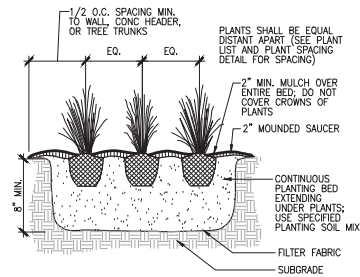
**B EVERGREEN TREE PLANTING**  
SCALE: NTS DT-PLNT-TREE-EVER-GRND-SHW



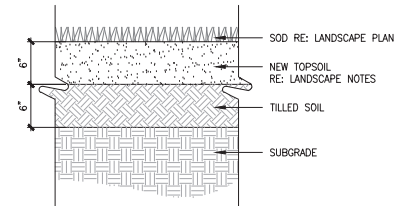
**C SHRUB PLANTING**  
SCALE: NTS shrub.dwg



**D TRIANGULAR SHRUB SPACING**  
SCALE: NTS DT-PLNT-SHRB-SPC



**E PERENNIAL PLANTING**  
SCALE: NTS DT-Perennial.dwg



**F SOD PLANTING**  
SCALE: 1 1/2\"/>

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REV.	COMMENT	DATE

PRELIMINARY DEVELOPMENT PLAN

Date: 02.16.2021

Drawn By: SL

Checked By: CR

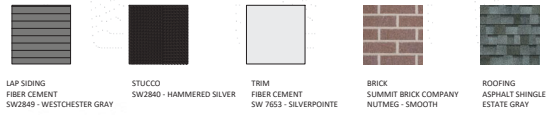
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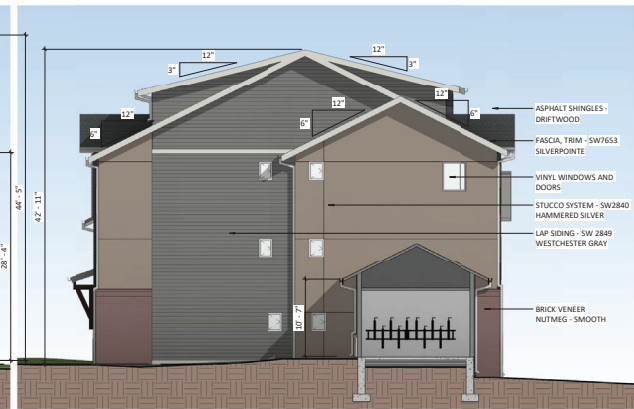
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LP501

MATERIAL LEGEND



NOTE:  
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING

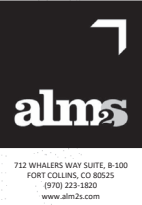


22 BUILDING 1 - WEST ELEVATION  
A-01 SCALE: 1/8" = 1'-0"

33 BUILDING 1 - EAST PLAZA ELEVATION  
A-01 SCALE: 1/8" = 1'-0"



1 BUILDING 1 - SOUTH ELEVATION  
A-01 SCALE: 1/8" = 1'-0"



HAVEN APARTMENTS - BUILDING 1  
MAXIMO DEVELOPMENT GROUP  
FORT COLLINS, CO

NOT FOR CONSTRUCTION

NO	ISSUE	DATE
1	PROJECT DATE	1916 02/16/2021
1	DRAWN	JW/J5

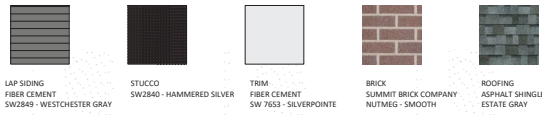
BUILDING 1 ELEVATIONS - PLANNING

A-01

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MATERIAL LEGEND



NOTE:  
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING



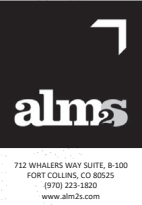
1 BUILDING 1 - EAST ELEVATION  
A-02 SCALE: 1/8" = 1'-0"



2 BUILDING 1 - WEST PLAZA ELEVATION  
A-02 SCALE: 1/8" = 1'-0"



3 BUILDING 1 - NORTH ELEVATION  
A-02 SCALE: 1/8" = 1'-0"



HAVEN APARTMENTS - BUILDING 1  
MAXIMO DEVELOPMENT GROUP  
FORT COLLINS, CO

NOT FOR CONSTRUCTION

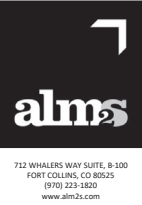
NO.	ISSUE	DATE
PROJECT		1916
DATE		02/16/2021
DRAWN		JW/J5

BUILDING 1 ELEVATIONS - PLANNING

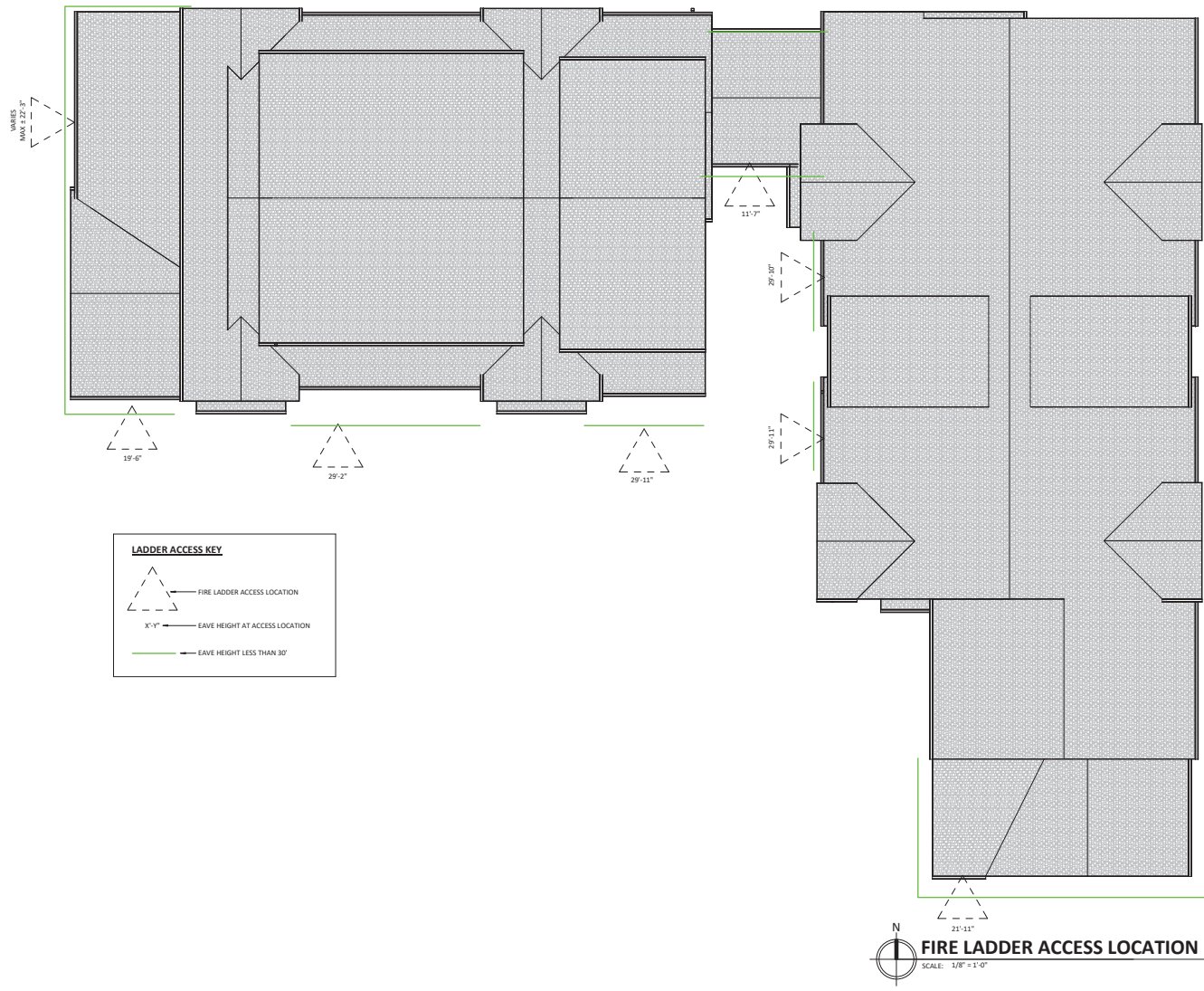
A-02

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**HAVEN APARTMENTS - BUILDING 1**  
**MAXIMO DEVELOPMENT GROUP**  
 FORT COLLINS, CO



**FIRE LADDER ACCESS LOCATION EXHIBIT**

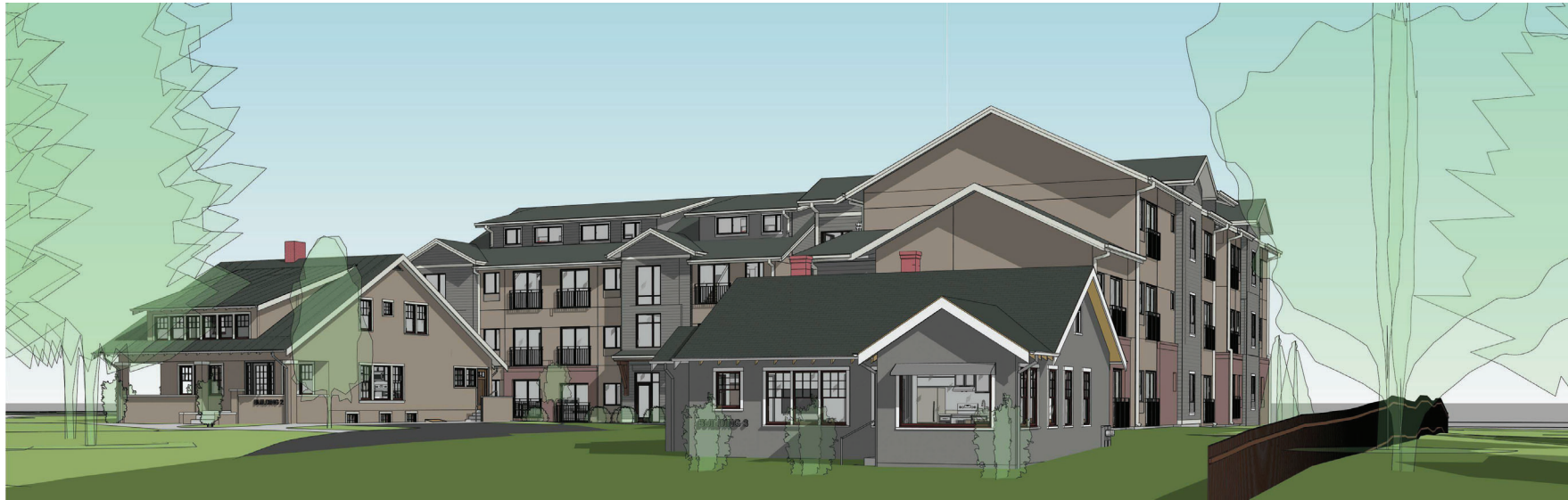
**NOT FOR CONSTRUCTION**

NO	ISSUE	DATE
PROJECT		1916
DATE		02/16/2021
DRAWN		Author

FIRE ACCESS LOCATIONS

**A-03**

© 4/16/2021  
 0 10' 20'



712 WHALERS WAY SUITE, B-100  
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970.223.1820  
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**HAVEN APARTMENTS - BUILDING 1**  
**MAXIMO DEVELOPMENT GROUP**  
FORT COLLINS, CO

**NOT FOR CONSTRUCTION**

NO.	ISSUE	DATE
PROJECT		1916
DATE		02/16/2021
DRAWN		JW/J5

3D VIEWS

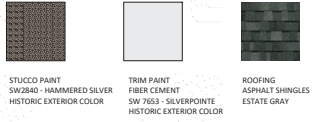
**A-04**

© 2021 ALM2I  
1" = 10'-0"

FILE NUMBER: 2020-00000-0000-0001-0001  
PROJECT: HAVEN APARTMENTS - BUILDING 1 - LAYOUT



MATERIAL LEGEND



NOTE:  
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.



EXISTING CONDITIONS - SOUTH



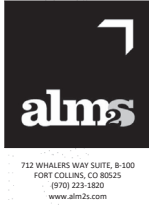
EXISTING CONDITIONS - WEST



EXISTING CONDITIONS - NORTH



EXISTING CONDITIONS - EAST



**HAVEN APARTMENTS - BUILDING 2**  
**MAXIMO DEVELOPMENT GROUP**  
FORT COLLINS, CO

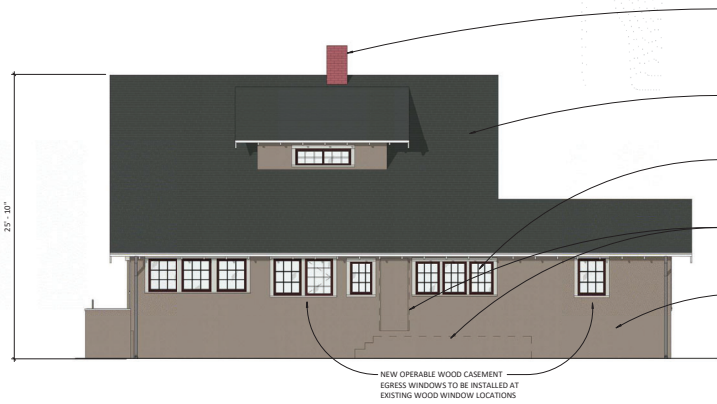
**NOT FOR CONSTRUCTION**

NO.	ISSUE	DATE
PROJECT DATE		1916.2
DRAWN		02/16/2021 JW

BUILDING 2 ELEVATIONS - PLANNING

**A-05**

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**BUILDING 2 - NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**BUILDING 2 - WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

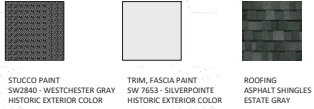


**BUILDING 2 - SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**BUILDING 2 - EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND



NOTE:  
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.



EXISTING CONDITIONS - SOUTH



EXISTING CONDITIONS - WEST



EXISTING CONDITIONS - NORTH

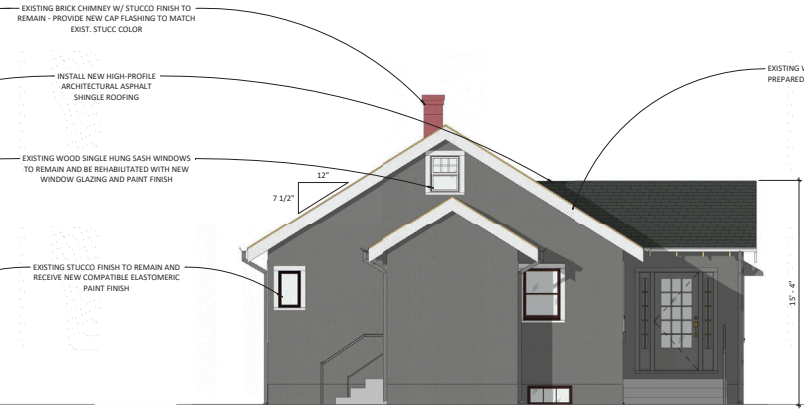


EXISTING CONDITIONS - EAST



**BUILDING 3 - NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**BUILDING 3 - WEST ELEVATION**

SCALE: 1/4" = 1'-0"



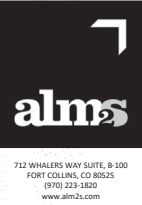
**BUILDING 3 - SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**BUILDING 3 - EAST ELEVATION**

SCALE: 1/4" = 1'-0"



**HAVEN APARTMENTS - BUILDING 3**  
**MAXIMO DEVELOPMENT GROUP**  
FORT COLLINS, CO

**NOT FOR CONSTRUCTION**

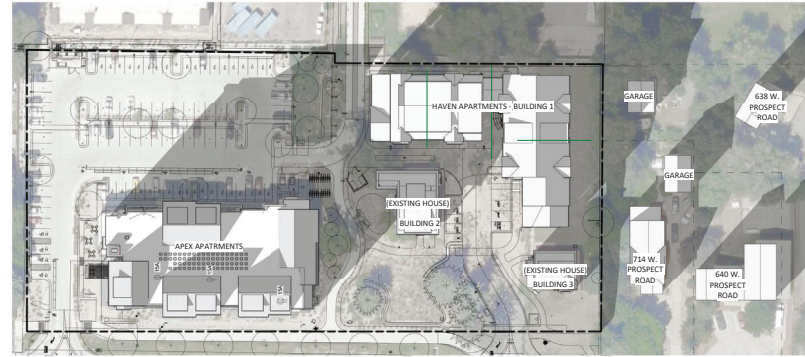
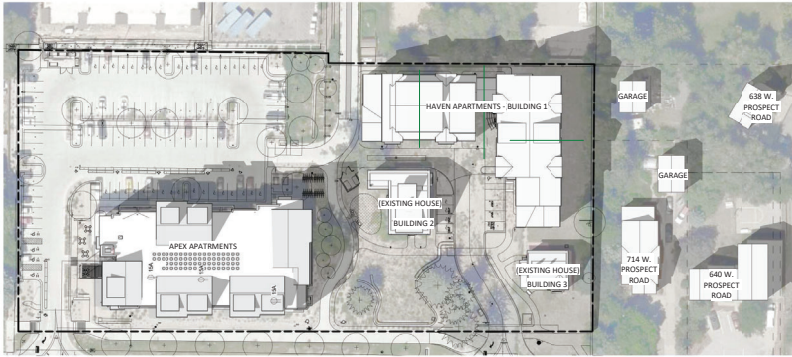
NO.	ISSUE	DATE
PROJECT		1916.3
DATE		02/16/2021
DRAWN		JW

BUILDING 3 ELEVATIONS - PLANNING

**A-06**

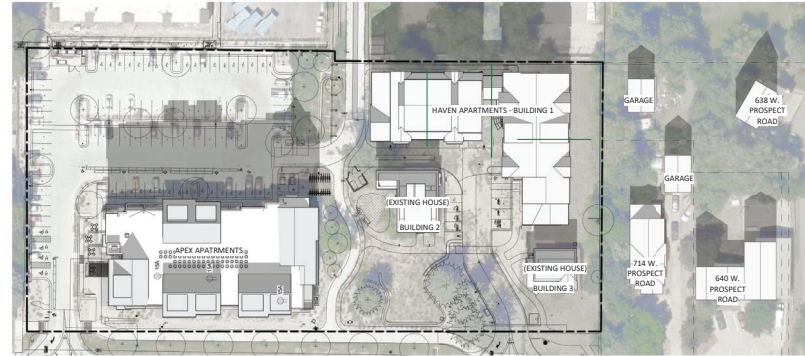
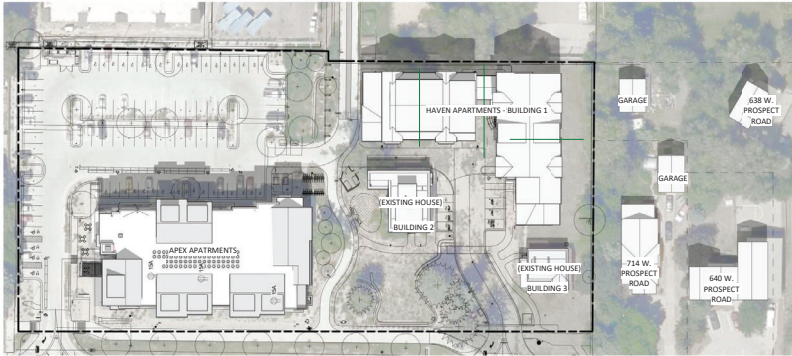
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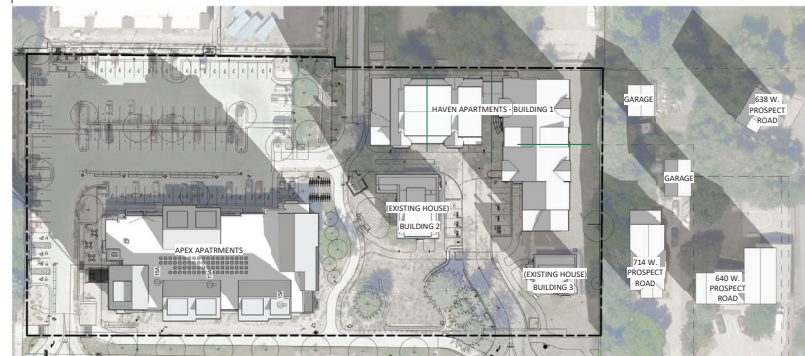
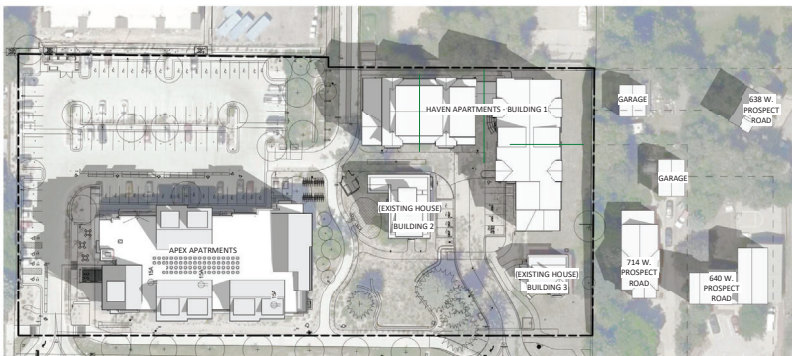
**SHADOW ANALYSIS - SPRING/AUTUMN EQUINOX - 3PM**  
SCALE: 1" = 50'-0"

**SHADOW ANALYSIS - WINTER SOLSTICE - 3PM**  
SCALE: 1" = 50'-0"



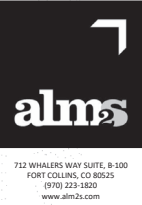
**SHADOW ANALYSIS - SPRING/AUTUMN EQUINOX - 12PM**  
SCALE: 1" = 50'-0"

**SHADOW ANALYSIS - WINTER SOLSTICE - 12PM**  
SCALE: 1" = 50'-0"



**SHADOW ANALYSIS - SPRING/AUTUMN EQUINOX - 9AM**  
SCALE: 1" = 50'-0"

**SHADOW ANALYSIS - WINTER SOLSTICE - 9AM**  
SCALE: 1" = 50'-0"



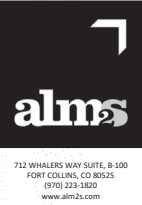
**HAVEN APARTMENTS  
MAXIMO DEVELOPMENT GROUP  
FORT COLLINS, CO**

**NOT FOR CONSTRUCTION**

NO	ISSUE	DATE
1	PROJECT DATE	1916.1
2	DATE DRAWN	02/16/2021
		Author

SHADOW ANALYSIS  
**A-07**

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PROJECT: HAVEN APARTMENTS



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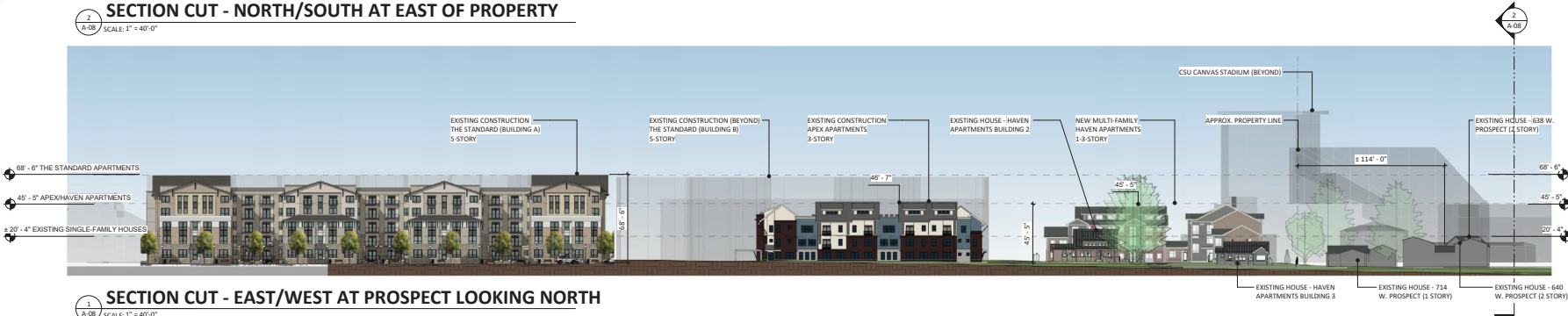
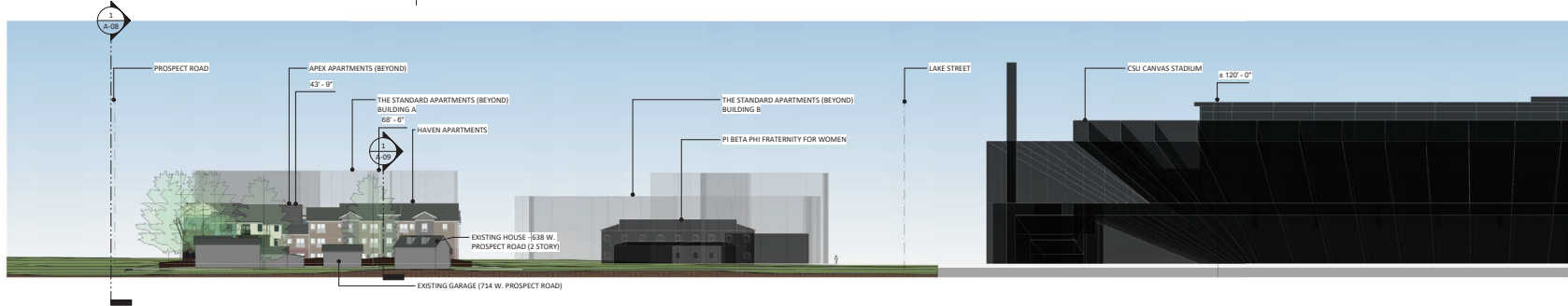
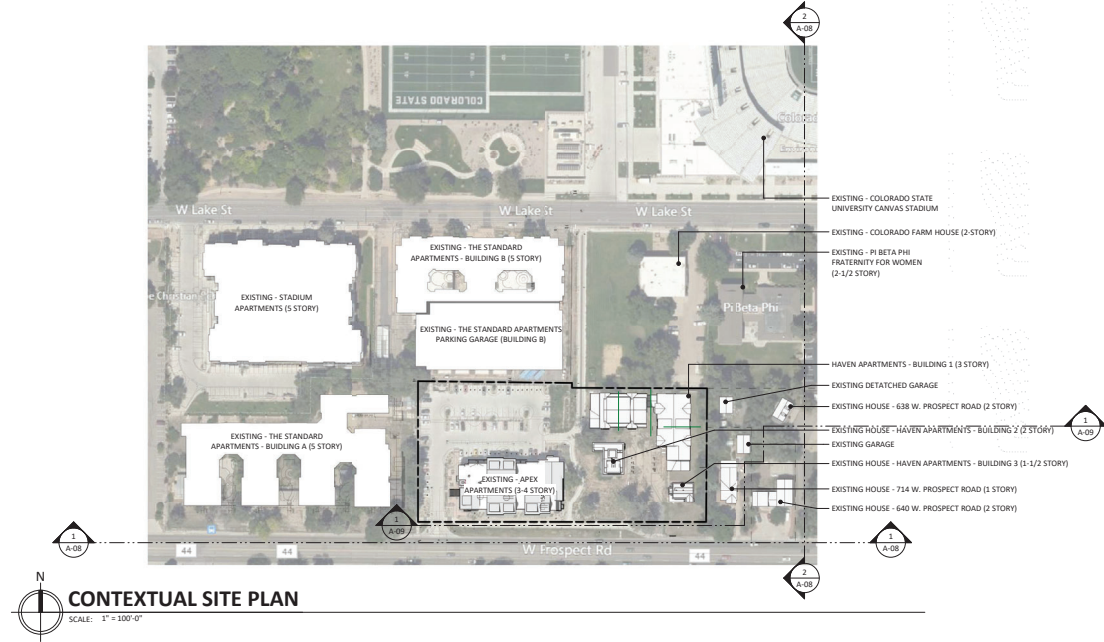
**HAVEN APARTMENTS**  
**MAXIMO DEVELOPMENT GROUP**  
FORT COLLINS, CO

**NOT FOR CONSTRUCTION**

NO.	ISSUE	DATE
1	PROJECT DATE DRAWN	1916.1 02/16/2021 Author

SITE SECTIONS

**A-08**



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PHOTO COURTESY OF ALM



# APEX-HAVEN APARTMENTS

## BEING A REPLAT OF LOTS 1 AND 2, THE SLAB PROPERTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**MAINTENANCE GUARANTEE:**

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way. Easements and other public properties, including, without limitation, all cutting, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department. The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

**REPAIR GUARANTEE:**

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling, trenches, fills or excavations. Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

**Notice of Other Documents:**

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

**NOTICE**

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

**ENGINEER:**

UNITED CIVIL GROUP  
1501 ACADEMY COURT, SUITE 203, FORT COLLINS, CO 80524  
(970) 530-4044

**APPLICANT:**

RUSSELL MILLS  
506 5TH COLLEGE AVE, UNIT A, FORT COLLINS, CO 80524  
(970) 484-8855

**OWNER:**

COLORADO STATE RESEARCH FOUNDATION  
2537 RESEARCH BLVD, SUITE 200, FORT COLLINS, CO 80528

**DESCRIPTION:**

LOT 1 & 2, THE SLAB PROPERTY, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

**TITLE COMMITMENT NOTES:**

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, WASHBURN AND SURVEYING, LLC RELIED UPON THE PLAT OF THE SLAB PROPERTY NO OTHER RESEARCH WAS PREPARED.

**GENERAL NOTES:**

- DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-6A-509, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO LOCATE THE SAME.
- THE BASIS OF BEARINGS IS THE EAST LINE OF LOT 2, THE SLAB PROPERTY, BEING MONUMENTED ON THE NORTH END BY A 84 REBAR WITH NO CAP AND ON THE SOUTH END BY A 84 REBAR WITH YELLOW PLASTIC CAP MARKED PL5 16623.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON OCTOBER 27, 2019.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37015 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL EASEMENTS WITH LOTS 1 & 2, THE SLAB PROPERTY, CREATED BY THE PLAT OF THE SLAB PROPERTY ARE HEREBY VACATED.
- THERE SHALL BE NO PRIVATE CONDITIONS, COVENANTS OR RESTRICTIONS THAT PROHIBIT OR LIMIT THE INSTALLATION OF RESOURCE CONSERVING EQUIPMENT OR LANDSCAPING THAT ARE ALLOWED BY SECTIONS 12-120-12-122 OF THE CITY CODE.
- EASEMENT RECORDED UNDER RECEPTION NO. 2007004218 IS BETWEEN COLORADO FARMHOUSE ASSOCIATION AND JEFFREY V. EVANS AND MAY AS SUCH NOT BE A PUBLIC EASEMENT.

**STATEMENT OF OWNERSHIP AND SUBDIVISION:**

Know all persons by these presents, that the undersigned, being owner(s) of the following described land:

LOTS 1 & 2, THE SLAB PROPERTY, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

... (which above described tract contains 2.631 acres, more or less) for themselves and their successors in interest (collectively, "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as APEXHAVEN PROPERTY (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of the Plat shall run with the land.

**CERTIFICATE OF DEDICATION:**

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markings; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

**OWNER:**

COLORADO STATE RESEARCH FOUNDATION, A COLORADO NONPROFIT CORPORATION

BY: \_\_\_\_\_

STATE OF COLORADO )

COUNTY OF LARIMER ) JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY PUBLIC**

**ATTORNEY'S CERTIFICATION:**

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2-3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2-3(C)(3)(v) of the Land Use Code.

Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Registration No.: \_\_\_\_\_

APPROVED AS TO FORM, CITY ENGINEER:  
By the City Engineer of the City of Fort Collins, Colorado this \_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_.

City Engineer

**PLANNING APPROVAL:**

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this \_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_.

Director of Community Development and Neighborhood Services

**SURVEYOR'S STATEMENT**

I, CHAD R. WASHBURN, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FOREGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



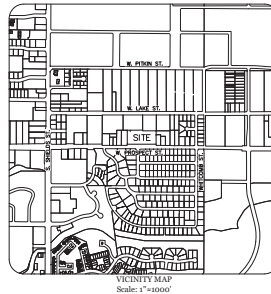
CHAD R. WASHBURN, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS 37363  
FOR AND ON BEHALF OF  
WASHBURN LAND SURVEYING, LLC.



www.WashburnSurveying.com  
4002 Automation Way, Suite 44  
Fort Collins, CO 80525  
970-552-9445

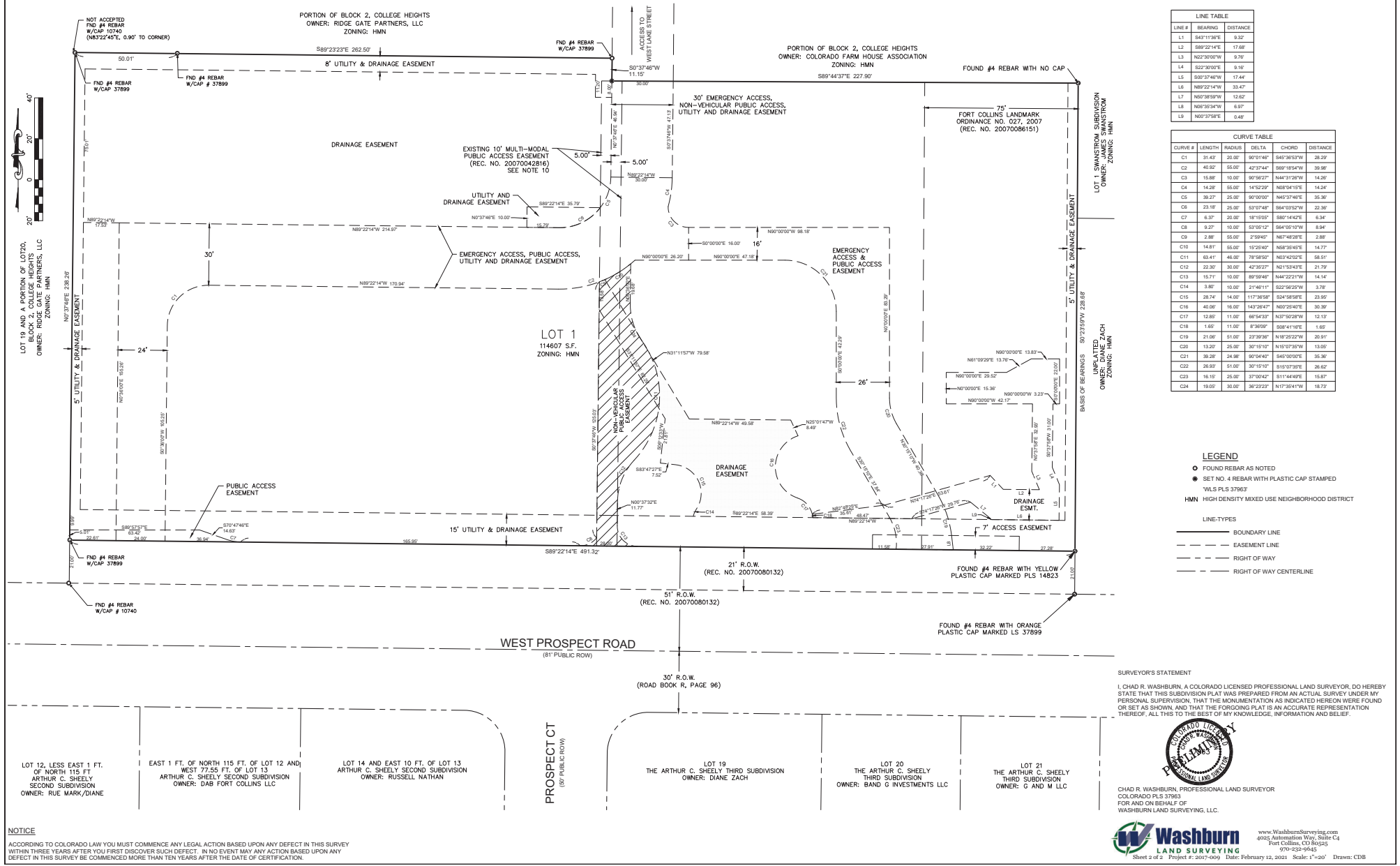
**NOTICE**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION.



# APEX-HAVEN APARTMENTS

BEING A REPLAT OF LOTS 1 AND 2, THE SLAB PROPERTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S42°13'00"E	9.32
L2	S89°22'14"E	17.68
L3	S22°30'00"W	9.76
L4	S22°30'00"W	8.16
L5	S00°37'46"W	17.44
L6	N89°22'14"W	33.47
L7	N60°38'59"W	12.62
L8	N68°38'34"W	6.97
L9	N00°37'58"E	6.48

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	31.43	20.00	90°51'48"	S40°36'37"W	28.29
C2	40.92	55.00	42°37'44"	S89°18'54"W	39.98
C3	15.88	10.00	90°48'22"	N44°31'29"W	14.26
C4	14.28	55.00	14°52'29"	N89°04'10"E	14.24
C5	38.27	25.00	90°00'00"	N45°37'46"E	35.36
C6	23.18	25.00	53°07'48"	S64°03'52"W	22.36
C7	6.37	20.00	18°15'09"	S89°14'42"E	6.34
C8	19.27	10.00	59°50'12"	S40°05'19"W	18.84
C9	2.88	55.00	2°58'42"	N87°48'26"E	2.88
C10	14.81	55.00	15°25'40"	N68°35'49"E	14.77
C11	63.41	46.00	78°58'59"	N83°42'02"E	58.51
C12	22.30	30.00	47°58'27"	N21°53'45"E	21.79
C13	15.71	10.00	89°58'46"	N44°22'21"W	14.14
C14	3.80	10.00	21°48'11"	S22°56'25"W	3.78
C15	28.74	14.00	117°38'58"	S24°58'58"E	23.95
C16	40.00	18.00	149°28'47"	N02°25'40"E	30.39
C17	12.80	11.00	89°54'33"	N37°00'39"W	12.73
C18	1.65	11.00	87°50'00"	S88°14'16"E	1.65
C19	21.06	51.00	27°36'36"	N18°25'22"W	20.97
C20	13.20	25.00	30°15'10"	N10°07'39"W	13.00
C21	39.28	24.98	90°04'40"	S45°00'00"E	35.36
C22	26.60	51.00	30°15'10"	S15°07'39"E	26.62
C23	16.15	25.00	37°00'42"	S11°44'49"E	15.87
C24	19.05	30.00	38°22'23"	N17°58'14"W	18.73

**LEGEND**

- FOUND REBAR AS NOTED
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED
- W/PLS 37963
- HMN HIGH DENSITY MIXED USE NEIGHBORHOOD DISTRICT

**LINE-TYPES**

- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- - - RIGHT OF WAY CENTERLINE

**SURVEYOR'S STATEMENT**

I, CHAD R. WASHBURN, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FORGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**CHAD R. WASHBURN, PROFESSIONAL LAND SURVEYOR**  
 COLORADO PLS 37963  
 FOR AND ON BEHALF OF  
 WASHBURN LAND SURVEYING, LLC.



**NOTICE**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION.

## Planning, Development &amp; Transportation



## Community Development &amp; Neighborhood Services

281 North College Avenue  
 P.O. Box 580  
 Fort Collins, CO 80522.0580

**970.416.2740**  
 970.224.6134- fax  
 fcgov.com

## MEMORANDUM

DATE: April 30, 2020  
 TO: Planning and Zoning Board  
 TH: Tom Leeson, Director of Community Development & Neighborhood Services  
 Pete Wray, Senior City Planner  
 FR: Maren Bzdek, Senior Historic Preservation Planner  
 RE: **Landmark Preservation Commission (LPC) Findings of Fact and Conclusions Pertaining to Apex-Haven Apartments**

As provided for in Land Use Code Section 3.4.7(F), in its consideration of the approval of plans for properties containing or adjacent to designated, eligible or potentially eligible sites, structure, objects or districts, the Decision Maker shall receive, and consider in making its decision, a written recommendation from the Landmark Preservation Commission. This memorandum contains the Landmark Preservation Commission's Findings of Fact and its motion for this project.

At its February 19, 2020 Regular Meeting, the Landmark Preservation Commission conducted a review of this development project. The Landmark Preservation Commission adopted the following motion on a vote of 6-0:

***That the Landmark Preservation Commission recommend to the Decision Maker approval of The Apex-Haven Apartments, finding it is in compliance with the standards contained in Land Use Code section 3.4.7 for the following reasons:***

- ***The project meets the Secretary of Interior's Standards for the Treatment of Historic Properties***
- ***The project design reflects massing, building materials, and façade details that are compatible with the historic context, creates a visual relationship between the historic architecture and the new construction, and meets the requirements outlined in Table 1 of Section 3.4.7.***
- ***The proposed design protects the visibility of nearby historic resources.***

Based on the authority provided in Chapter 14, Article IV of the Municipal Code, The Landmark Preservation Commission also conducted a Design Review of the proposed rehabilitation work on the designated landmark known as the Emma Brown/Susan Winter House, and provided approval for that work on a vote of 6-0 based on the following motion:

***That the Landmark Preservation Commission approve the plans and specifications for alterations to the Emma Brown/Susan Winter House at 720 West Prospect as presented, finding that the proposed work meets the Secretary of the Interior's Standards, understanding that the applicant may keep the existing vinyl windows that are currently in place, that they investigate the cause of the stucco damage and minimize the potential for future stucco damage after the proposed repair is complete, that they rehabilitate the existing hopper windows that are currently in the basement, and that more appropriate wood sash windows replace the existing vinyl windows when they fail.***



Community Development and  
Neighborhood Services

Planning Services

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[fcgov.com/developmentreview](http://fcgov.com/developmentreview)

## Haven Apartments – Project Development Plan Neighborhood Meeting Summary (8-26-19)

### Overview

#### City Staff:

Pete Wray, Senior City Planner and Project Planner  
Sylvia Tatman-Burruss, Development Review Liaison  
Martina Wilkinson, Sr. Manager, Traffic Engineering  
Dave Betley, Manager, Civil Engineering  
Spencer Smith, Civil Engineer II  
Shawna VanZee, Associate Planner

#### Applicant:

Shelly Lamastra - Russell Mills Studios  
Ian Shuff - ALM2s  
Sam Eliason - United Civil Group  
Christian Bachelet - Maximo Development

Neighborhood Meeting Date: Monday August 26, 2019

### Proposed Project Review Process

- Purpose of meeting is to share conceptual plans at an early stage in process and gather feedback from neighbors for inclusion in record.
- The proposed project and an application have not been submitted to the City
- A project development plan submittal will start a formal review by staff, with each round of review comprising three weeks
- Staff will determine when the project is ready for hearing
- Type 2 review and hearing, with the Planning and Zoning Board as acting decision maker.
- Residents who receive this meeting notice will also receive a letter for the Planning and Zoning Board Hearing

### Applicant Presentation

- The project has completed the conceptual review stage and a PDP application has not been submitted to the City
- The project includes a request to build a four story 54-unit multi-family building, and remodel two existing single-family homes to be converted into two-family dwellings on the same lot.
- 43 parking spaces will be provided
- Primary access to the site is from W. Prospect Road
- Zoning is High Density Mixed-Use Neighborhood (HMN) District

## Questions/Comments and Answers

Question: Concerned with the arbor area that it will become a smoking area.

Applicant: No smoking will be allowed in this area and there will be a management company on site managing this type of behavior. We can also consider a separate designated smoking area.

Question: Is any fencing going to happen along the boundary area along the east?

Applicant: There is a fence currently and we will want to make sure we keep that fence or a similar fence but also keep as many trees as possible. We can extend the fence the full length of the property and possibly add some evergreen screen planting along this edge

Question: Concerned about privacy with the apartments looking into their home next door to the east.

Applicant: We are trying to fit as much program into the site but trying to respect the context. The step down in the architecture was done to be sensitive to design of nearby structures.

Question: Is it a sure thing that they can use the Apex bike parking?

Applicant: Yes, because it will be the same management company.

Question: I am concerned about lights shining onto my property. Will that walk have a lot of light and people along the east side?

Applicant: We will submit a lighting plan per the City Code which will ensure that lights are fully shielded and will not allow spill over. We will have the minimum amount of light needed and it will all be required to be down directional.

Question: Is there a timeline of when this project will be done? We have been living with a lot of construction.

Applicant: Spring of 2021 would be the goal of completion. Construction would start next summer at the earliest.

Question: Have we looked at the saturation of the market?

Applicant: The driver is the location and the student population expected to grow as is the community as a whole and we are trying to put students closer to campus. We have not found a lack of demand in this area.

Question: Traffic is my concern. The idea of a right turn in and a right turn out is nice in theory but less in reality. How can someone go east? It is so difficult on Prospect.

Martina Wilkinson: The Prospect Corridor intent...

We want to restrict that turning option because we want to prevent rear end crashes. The west central area plan outlines a central median eventually which will prevent that makeshift turning pattern. There are times when we see lots of U-turns, which we can look at if it is an issue.

Unless they can put in a center turn lane, we cannot let them put in anything other than this right in, right out option.

Question: Since they share parking with Apex can they use their entrance?

Applicant: From a traffic perspective we would support that.

Question: What did LPC say about this project? Was there a lot of comments related to building scale?

Applicant: The front home was approved as a historically designated property through previous projects. They wanted the craftsman elements integrated. After their comments, we added more space between the historic building and the front of the larger building. They appreciated that the larger building was three story in a lot of areas. We are proposing use Portland stucco, not EFUS to maintain character of existing homes.

Question: Are you anticipating any modifications to the standards for this project? Because it is telling as to if the program really works in the space.

Applicant: No, the only one that might be considered is a setback.

Question: Does the stormwater work on this site? If the lawn all becomes detention, then it can't be used for recreation by the tenants.

Applicant: We are planning on using some of the existing detention pond. We may need underground detention. We will likely use pavers. But it is a challenge of the site. We are providing several locations for tenants to gather on site.

Question: Where is the snow going to go?

Applicant: The snow will follow the same snow paths as the stormwater. We will try to keep any snow or rain from crossing from our property to the neighbor's property.

Question: There is a well on this site.

Applicant: Good to know.

Question: Will you investigate designating that second historic home on the property.

Applicant: CSURF is the property owner. We will be adding a door on the back of the house for the second unit but trying to preserve character as much as we can.



Question: Can you put a right had turn lane in?

Martina Wilkinson: We have standards for the volume, as they review their traffic, they will do a study to determine if that is needed, but we always try to find the right balance.

Question: Can you put in more mature trees?

Applicant: We are required to put in mitigation trees, so we will put the more mature trees along the edge of the property that borders the single-family residence next door.

Question: Can you add a left-hand turn arrow at intersection of Shields/Prospect signal?

Martina: When we add an arrow it adds time, which means someone gets less time somewhere else, which can cause more rear end crashed because more people are stopping. However, they are not impacting that particular turn movement, so it would not be considered with this project.

Question: Will there be a fire/emergency access easement?

Applicant: Yes, it will be in the center and will be platted with the lot.

Question: Will there be broadband?

Applicant: Yes, broadband services will be coordinated with development.

Pete Wray: Next steps – the comments will be part of the public record with the Planning and Zoning Board who is the decision maker. From this meeting the applicant will continue to work on their plan and submit for a project development plan. Staff then review rounds for hearing to ensure it is in compliance with the LUC. If you got notice for this meeting you will get notice for this hearing which could be late fall or next year depending on how the project works out. We encourage you to attend the hearing and participate. If the board approves the project, the applicant goes back and refines the plans and then they start final plans and then record. After that point they can apply for building permits.



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## Apex - Haven Apartments – Project Development Plan Neighborhood Meeting Summary (02-24-20)

### Overview

#### City Staff:

Pete Wray, Senior City Planner and Project Planner  
Steve Gilchrist, Traffic Engineering  
Dave Betley, Manager, Civil Engineering  
Will Lindsey, Associate Planner

#### Applicant:

Shelly Lamastra - Russell Mills Studios  
Ian Shuff - ALM2s  
Sam Eliason - United Civil Group  
Christian Bachelet - Maximo Development

Neighborhood Meeting Date: Monday February 24, 2020—

### Proposed Project Review Process

- Purpose of meeting is to share conceptual plans at an early stage in process and gather feedback from neighbors for inclusion in record.
- Staff is anticipating a new project submittal due to the extensive changes made to the original site plan.
- The proposed project and an application have not been submitted to the City
- A project development plan submittal will start a formal review by staff, with each round of review comprising three weeks
- Staff will determine when the project is ready for hearing
- Type 2 review and hearing, with the Planning and Zoning Board as acting decision maker.
- Residents who receive this meeting notice will also receive a letter for the Planning and Zoning Board Hearing

### Applicant Presentation

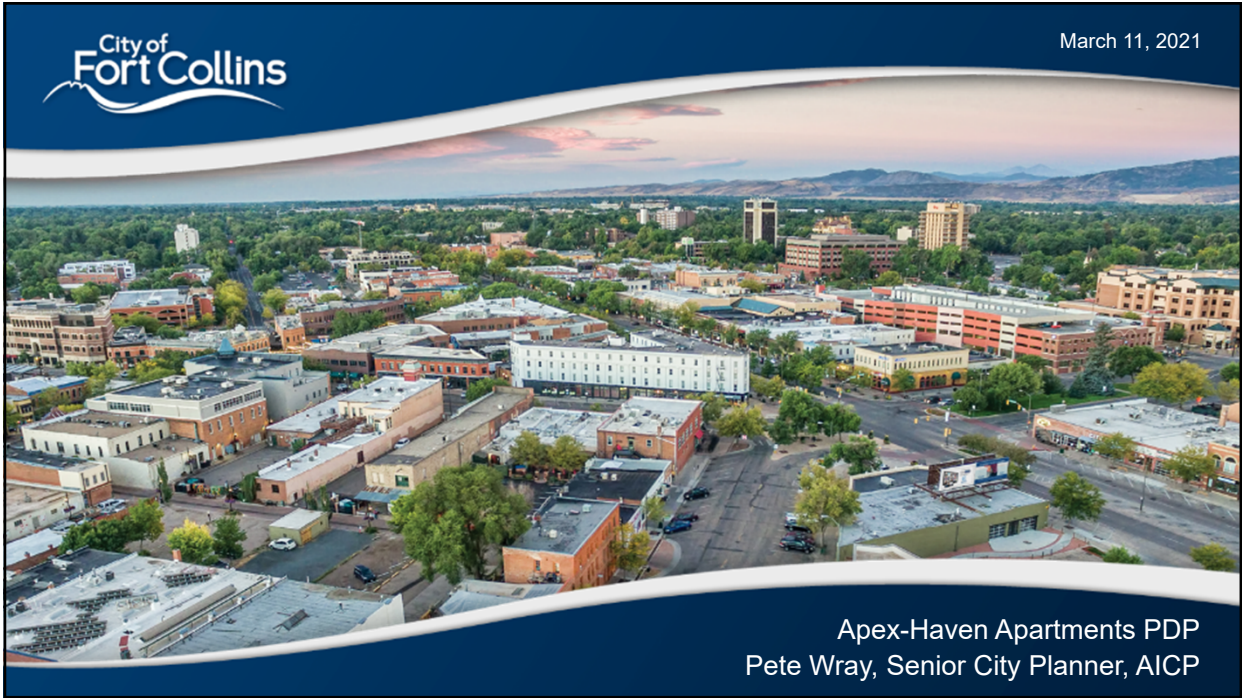
- Detention and emergency access easement at Apex was constructed on Haven site. Majority of infrastructure is shared between the two sites.
- New distribution of parking allowed the team to reduce the proposed 4 story building down to 3 stories.
- Some proposed on-site parking spaces will be reserved for repurposed homes that are being converted to multi-family.
- Past concern over the gathering areas in previous iteration of project has been addressed by moving the gathering area further to the north of the subject site.

- Existing detention area at front of property will remain the same.
- Proposing a fenced dog pocket park to the east side of the Haven site.
- Two trash and recycling enclosures provided.
- Fixed bicycle parking provided in the breezeways of the building.
- Removal of structured parking and reduction of units from 54 to 50 allowed architect to reduce the overall footprint and massing of the structure.
- Brick proposed for Haven is the same that is used at Apex site to help with compatibility between the two projects.
- Brick, stucco, and lap siding building materials to tie into the historic structures and the palette used on a lot of other campus buildings.

## Questions/Comments and Answers

- Note: An adjacent property owner commented that some of the trees on the eastern property line are no longer there.
- Question: Where does the detention area drain?
  - Answer: Water will be piped to flow out to the southwest.
- Question: Can we reduce the building height to 2 stories? I own the property directly to the east, and I'm concerned about the height and ability of residents to look in my backyard.
  - Answer: The height has already been reduced to relate to the historic buildings on the property.
- Question: Is the current setback on the east property line conforming?
  - Answer: it has been modified from the required 25 feet due to the building design and screening being proposed.
- What is the setback from the property line?
  - Answer: Varies from 10-14 feet from the property line.
- Note: Two adjacent property owners have indicated a desire that the 25 foot setback from their properties be maintained.
- Staff will be reviewing the project against the HMN standards for height and density to ensure the project is compatible with surroundings (Pete Wray)
- Detention area is adjacent to my property, if it overflows it will overflow and flood my property.
- This is intended to serve as a transitional project between the five story developments down to the single-family (Ian Shuff)
- Question: Why didn't the project team respond to our suggestion to not allow parking on the site?
  - Answer: Only 9 parking spaces are provided on the site for the converted historic structures. If you don't have a parking permit for those structures you will have to park at the Apex site. No cross vehicular traffic will be possible.
- Question: Are you going to try to prevent people from parking on the site during football game days? Do you think you'll do permitted parking for both properties?
  - The parking will need to be more securely managed. Parking permits for residents will be in place.
- Question: How deep do detention ponds need to be?
  - Answer: Somewhere between 24-30 inches deep.
- Question: Will the detention be sloping or will it have a steep drop-off? Concerned about if the deer come back will they get hurt?
  - Answer: The detention areas will slope downward, and there will be a 24 inch retaining wall to secure the edge of the pond.
- Question: Why did you add a sidewalk on the north side of the project?
  - Answer: We anticipate a lot of students accessing the site on the north side of the building since there will be entry on the north of the building.
- Question: Have both houses been deemed historical?

- Answer: They are both eligible for historic designation.
- Question: Can you move a historic building?
  - Answer: Sometimes it is feasible to do so, but these two buildings were deemed to have a historic relationship to one another so keeping them both on the site and intact is important.
- Question: Is Apex student housing full?
  - Answer: It is almost at capacity.
- Comment: This is a very desirable location for student housing because students don't have to cross an arterial street to get to campus.
- Comment: Median for Prospect doesn't help current residents. It will just restrict our ability to turn left to get over to College Avenue.
- Question: Are both sites owned by CSU? What happens if ownership changes?
  - Answer: They are owned by the CSU Research Foundation, and have partnered with the developer on a long-term ground lease. Saw this as an opportunity to build a product that is more fitting with the areas rather than a 4-5 story project.
- Question: Is there any way to add additional blocks or do something to prevent the detention pond from overflowing?
  - Answer: The detention ponds are designed to drain towards Prospect in the case of rain fall.
- Question: Can adjacent properties drain onto the site?
  - Answer: Legally, sites are not supposed to drain onto adjacent property.
- Question: What is the height of the trees on the east property line?
  - Answer: We are planting 8 foot tall trees, they will grow to be 20-25 feet tall?



1

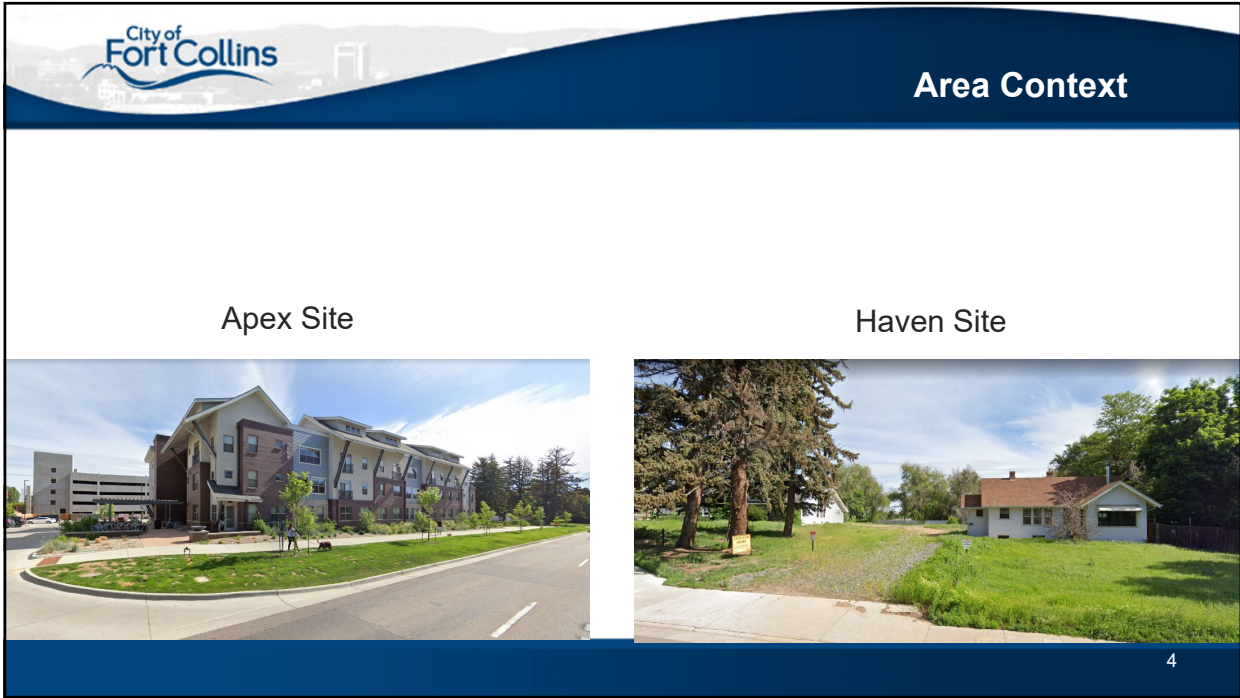


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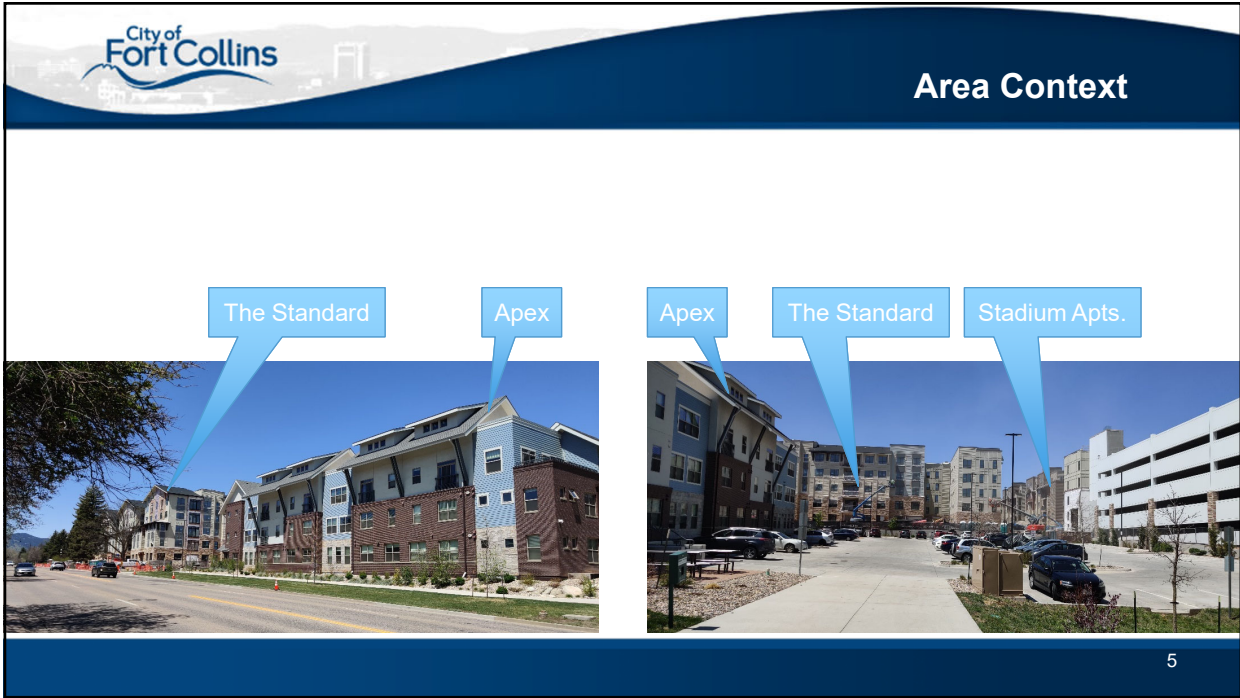


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**City of Fort Collins**

## Apex-Haven Apartments PDP – Overall Plan

- Replat of Apex and Haven Parcels into a single lot
- Proposed: three-story multi-family building, adaptive re-use of the two existing homes
- Three-story multi-family Building 1 includes 48 units. Buildings 2 and 3 include two units each
- 92 vehicular parking spaces and 140 bicycle spaces
- 25' landscape setback between Bldg. 1 – east boundary
- 2.6-acre site in High Density Mixed-Use Neighborhoods H-M-N zone

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**City of Fort Collins**


## Site Context

**Key Changes since 2020 Plan:**

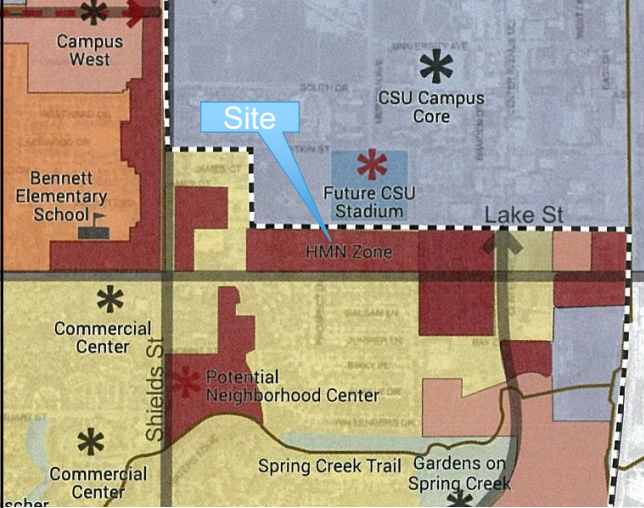
- Bldg. 1 (2 less units)
- New 25' landscape buffer
- Removal of 4 Spruce Trees
- One less parking space

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## West Central Area Plan (2015)




- PDP demonstrates sensitivity to the historic houses on site.
- Exceeds minimum required density of 20 dwelling units per acre
- Building is three stories, not five, to achieve compatibility
- Promotes alternative modes of transportation to and from the main campus
- The designation in the Area Plan is consistent with current zoning.

9

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## Apex-Haven Apartments PDP




**Zoning:**  
High Density Mixed-Use Neighborhoods (H-M-N)

10

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## Section 4.10 - HMN Zoning

- Single-family dwellings (two existing homes), multi-family dwellings (more than 50 dwelling units) - permitted uses, subject to Type II Review
- Minimum density 20 dwelling units per net acre (net density 46.56)
- Maximum Building Height – 5-Stories, Proposed Bldg. 1 (3-stories, with 2-story stepdown)
- Building wall height below 35' not requiring additional setback
- Building design incorporates surrounding residential context
- Parking located to side and rear of street fronting buildings

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## Article Three - General Development Standards

**Section 3.2.2(K)(1)(a) – Parking:**

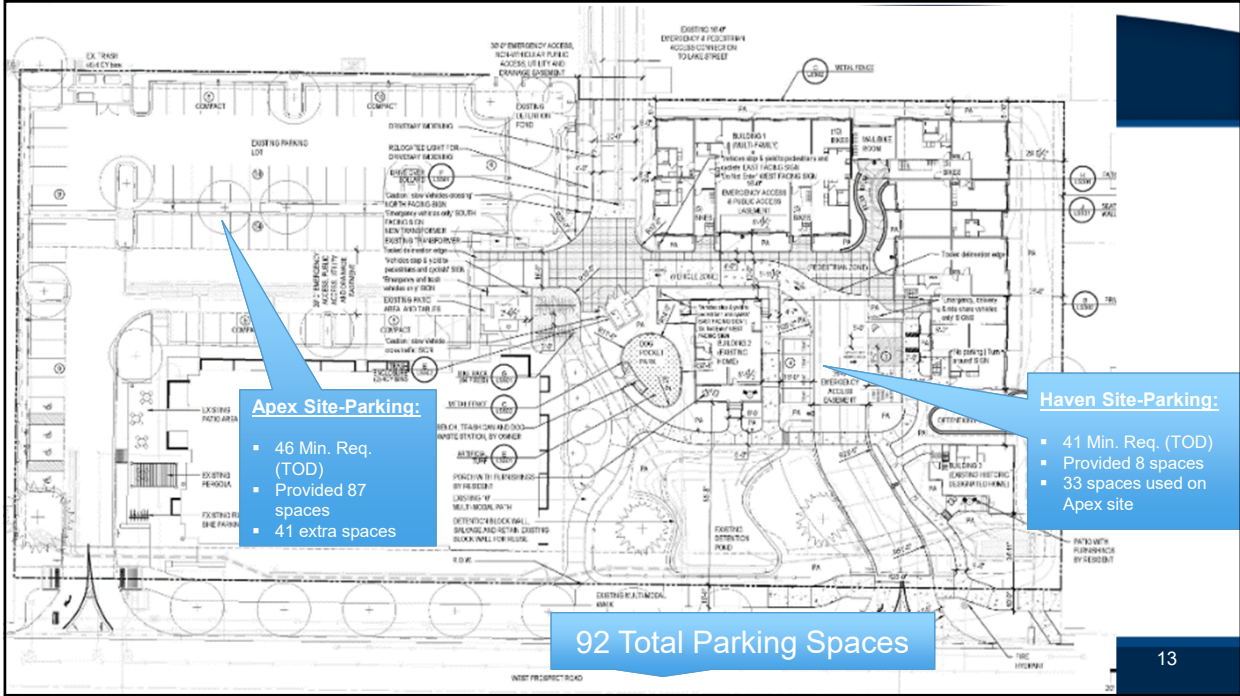
- 87 total minimum required based on 113 units/118 bedrooms in TOD Overlay District
- Plan provides 92 spaces (Apex 84 spaces/Haven 8 spaces)

**Section 3.2.2(C)(4)(b) – Bicycle Parking**

- Minimum 118 spaces required – Plan provides 136 spaces (50 fixed/86 enclosed)

12

12



**City of Fort Collins**

**Article Three - General Development Standards**

**Section 3.4.7 – Historic and Cultural Resources:**

- Project includes the adaptive reuse of Building 3, which is a designated local historical landmark 1-story house; and Building 2, which is a historically eligible 2-story house
- LPC recommend to the Decision Maker approval of PDP with findings:
  - Project meets the Secretary of Interior’s Standards for the Treatment of Historic Properties
  - Project design reflects massing, building materials, and façade details that are compatible with the historic context
  - The proposed design protects the visibility of nearby historic resources
  - Additional LPC review not required for revised Building 1 design

**MATERIAL LEGEND**

TRACED PAINT	TRACED PAINT	ROOFING
TRACED PAINT	TRACED PAINT	TRACED PAINT
TRACED PAINT	TRACED PAINT	TRACED PAINT

**NOTE:**  
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE HIDDEN TO MATCH THE BUILDING.

EXISTING CONDITIONS - SOUTH

EXISTING CONDITIONS - WEST

EXISTING CONDITIONS - NORTH

EXISTING CONDITIONS - EAST

FOR RENTALS, NEW LEASES, & NEW CONTRACTS, CONTACT: 303.555.1000  
WWW.ALM.CO

**BUILDING 2 - NORTH ELEVATION**  
A.S. SCALE 1/4" = 1'-0"

**BUILDING 2 - WEST ELEVATION**  
A.S. SCALE 1/4" = 1'-0"

**BUILDING 2 - SOUTH ELEVATION**  
A.S. SCALE 1/4" = 1'-0"

**BUILDING 2 - EAST ELEVATION**  
A.S. SCALE 1/4" = 1'-0"

**HAVEN APARTMENTS - BUILDING 2**  
MAXIMO DEVELOPMENT GROUP  
FORT COLLINS, CO

NOT FOR CONSTRUCTION

DATE: 08/11/2021  
PROJECT: 2021-01-0001  
DRAWN: [Name]  
CHECKED: [Name]  
SCALE: 1/4" = 1'-0"  
BY: [Name]

**BUILDING 2 ELEVATIONS - PLANNING**

**A-05**

15

**MATERIAL LEGEND**

TRACED PAINT	TRACED PAINT	ROOFING
TRACED PAINT	TRACED PAINT	TRACED PAINT
TRACED PAINT	TRACED PAINT	TRACED PAINT

**NOTE:**  
ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE HIDDEN TO MATCH THE BUILDING.

EXISTING CONDITIONS - SOUTH

EXISTING CONDITIONS - WEST

EXISTING CONDITIONS - NORTH

EXISTING CONDITIONS - EAST

FOR RENTALS, NEW LEASES, & NEW CONTRACTS, CONTACT: 303.555.1000  
WWW.ALM.CO

**BUILDING 3 - NORTH ELEVATION**  
A.S. SCALE 1/4" = 1'-0"

**BUILDING 3 - WEST ELEVATION**  
A.S. SCALE 1/4" = 1'-0"

**BUILDING 3 - SOUTH ELEVATION**  
A.S. SCALE 1/4" = 1'-0"

**BUILDING 3 - EAST ELEVATION**  
A.S. SCALE 1/4" = 1'-0"

**HAVEN APARTMENTS - BUILDING 3**  
MAXIMO DEVELOPMENT GROUP  
FORT COLLINS, CO

NOT FOR CONSTRUCTION

DATE: 08/11/2021  
PROJECT: 2021-01-0001  
DRAWN: [Name]  
CHECKED: [Name]  
SCALE: 1/4" = 1'-0"  
BY: [Name]

**BUILDING 3 ELEVATIONS - PLANNING**

**A-06**

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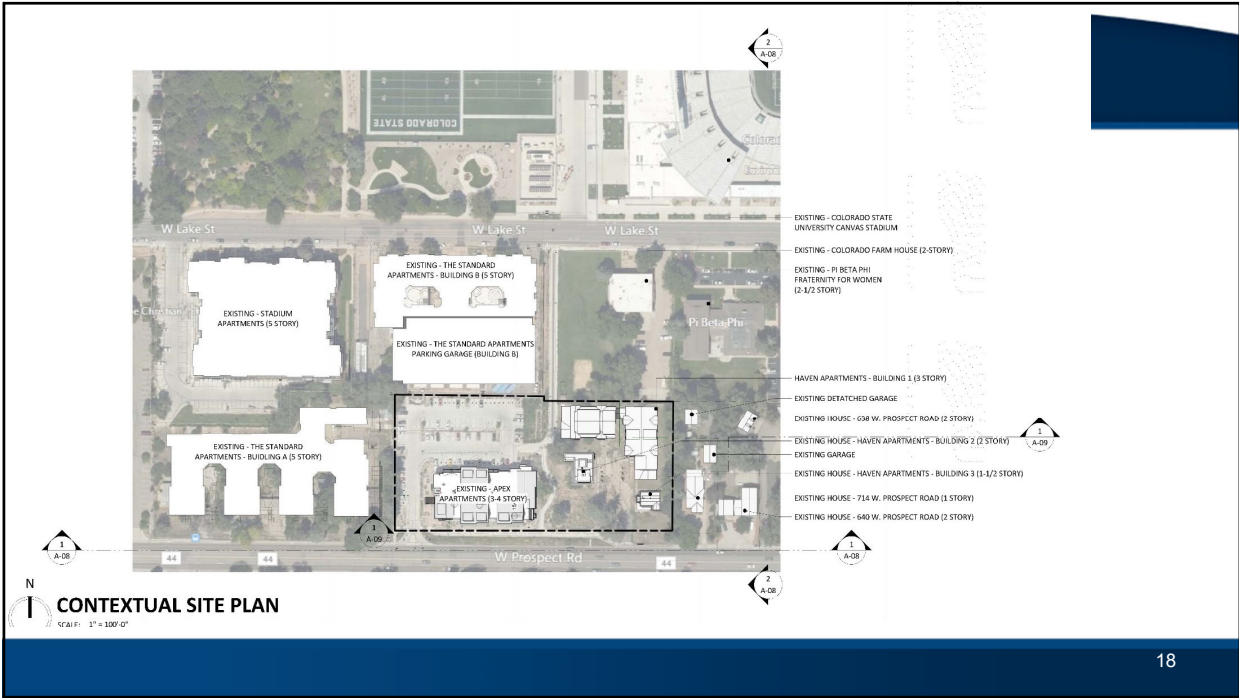


# Article Three - General Development Standards

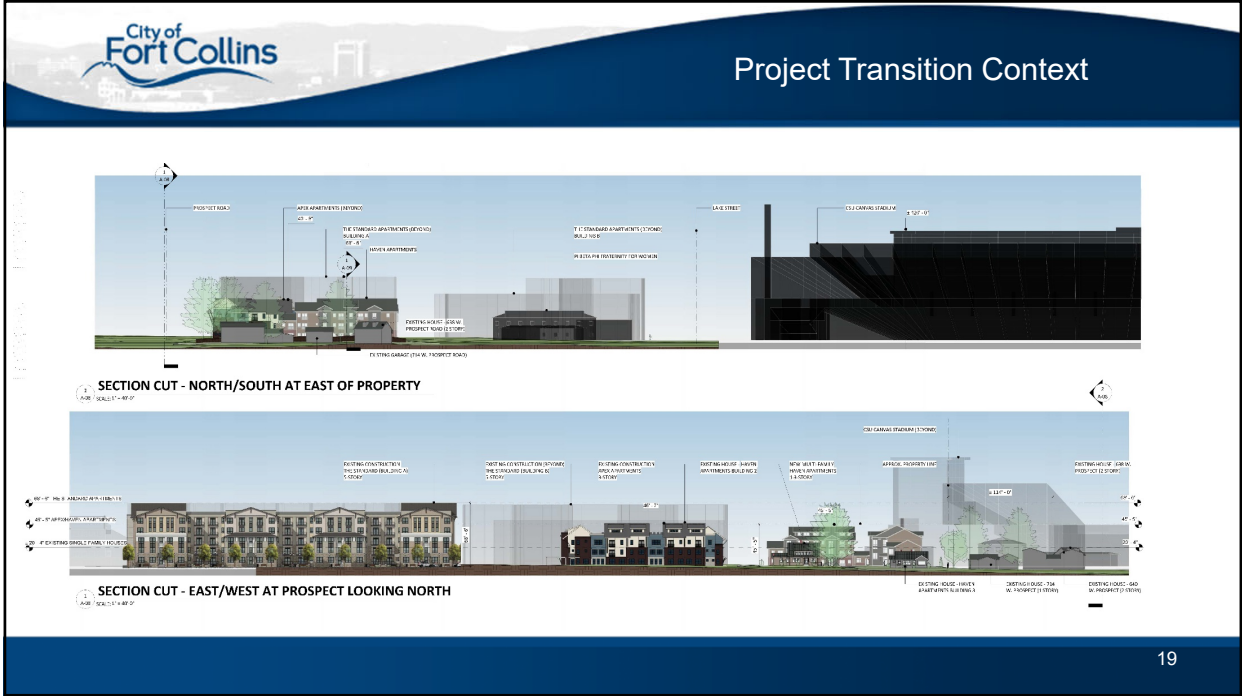
## **Section 3.5.1(B-G) – Building and Project Compatibility:**

- Project includes the adaptive reuse of Building 3, which is a designated local historical landmark 1-story house; and Building 2, which is a historically eligible 2-story house
- Architectural design of Building 1 has been developed to relate to the surrounding context
- Creates a transition from the existing adjacent development to west and homes to east

17



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City of Fort Collins

714 West Prospect Road

Rear/Side View

Front View

House

720 W Prospect

23



23

City of Fort Collins

638 West Prospect Road

Front View (2.5-3-stories)

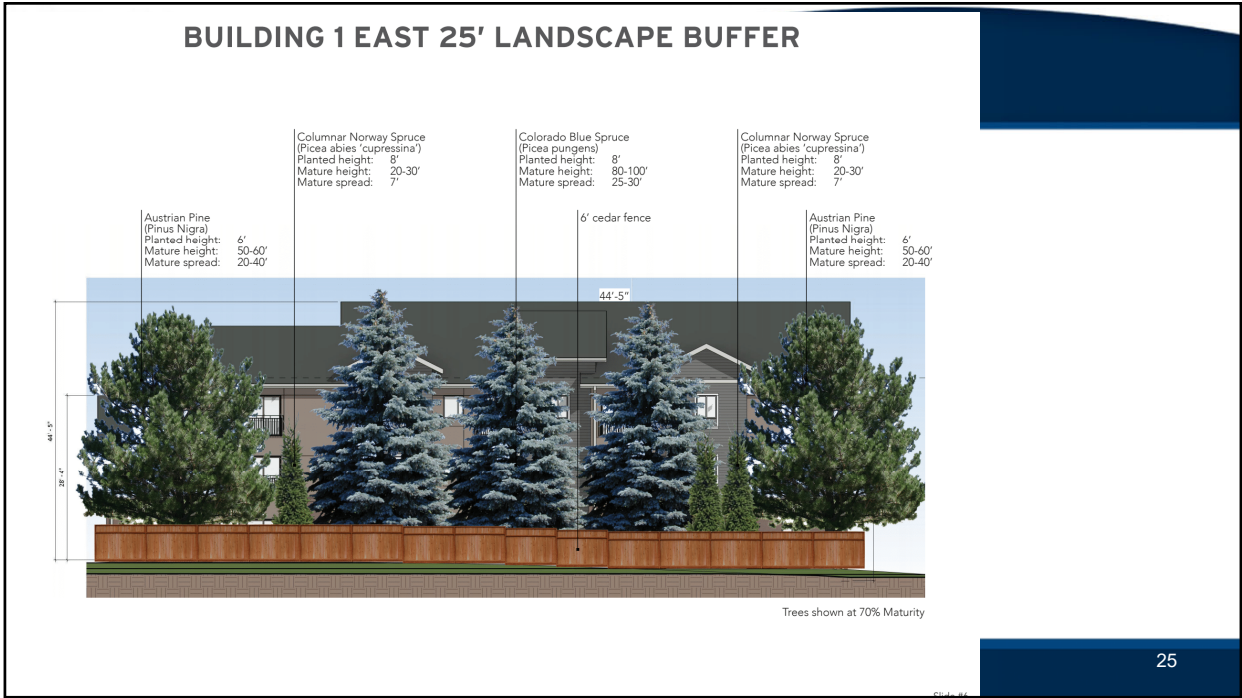
Rear View

House

24

24



**City of Fort Collins**

**Staff Recommendation**

Staff recommends approval of the Apex-Haven Apartments Project Development Plan, PDP210002 based on staff report information and the aforementioned Findings of Fact.



City of Fort Collins

## Resource Slides

27

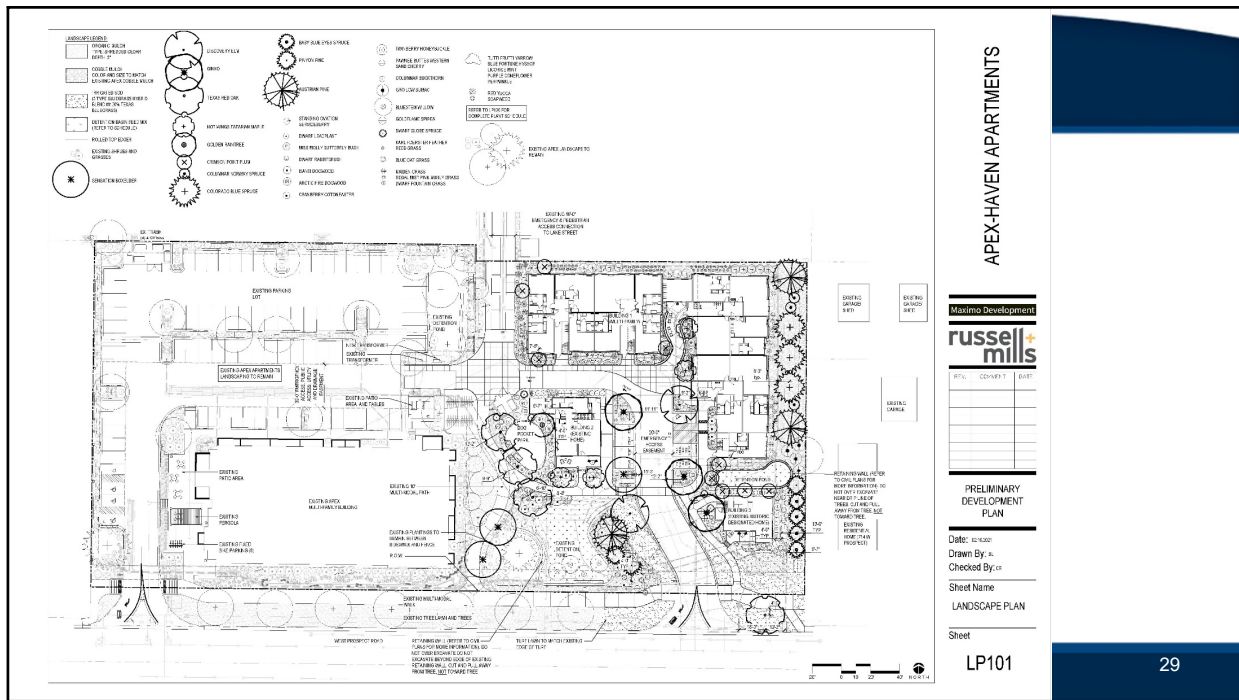
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City of Fort Collins

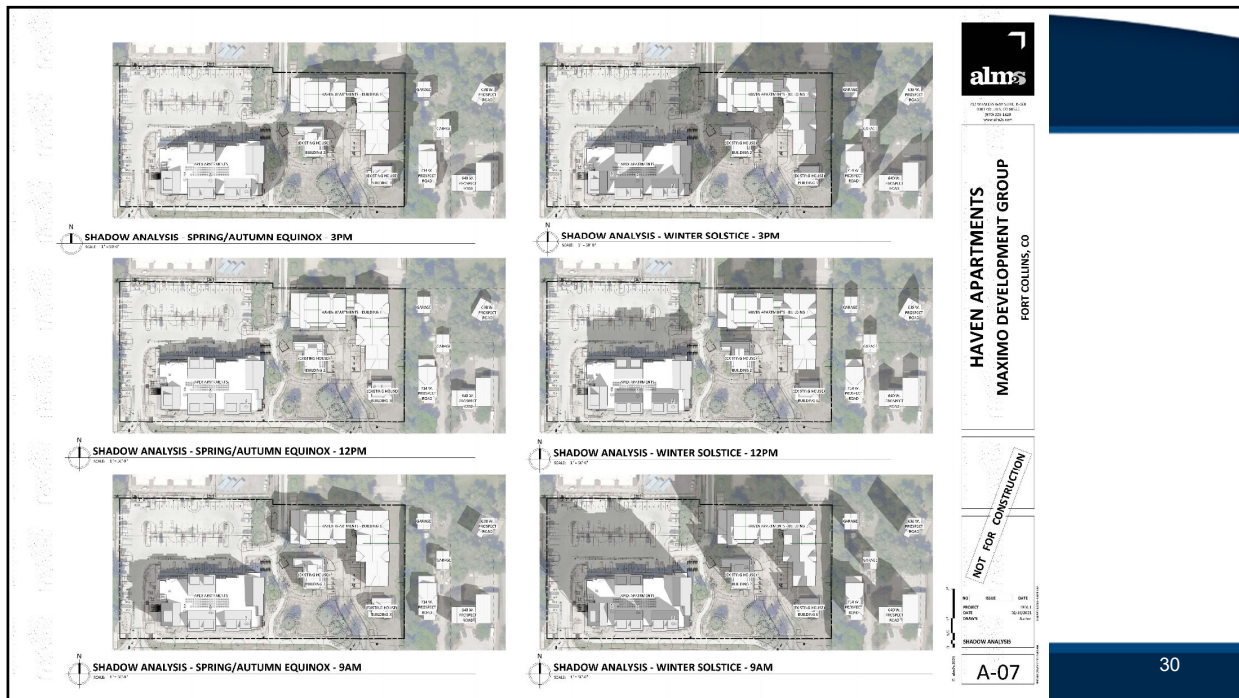
## Site Plan

28

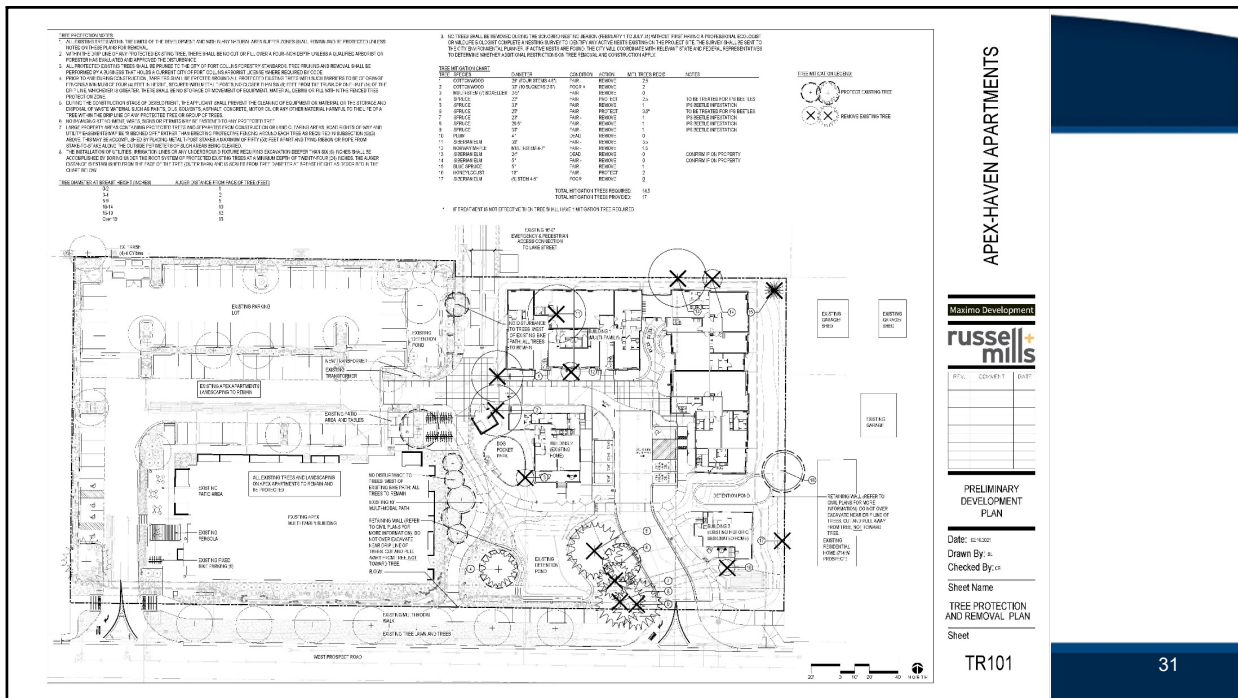
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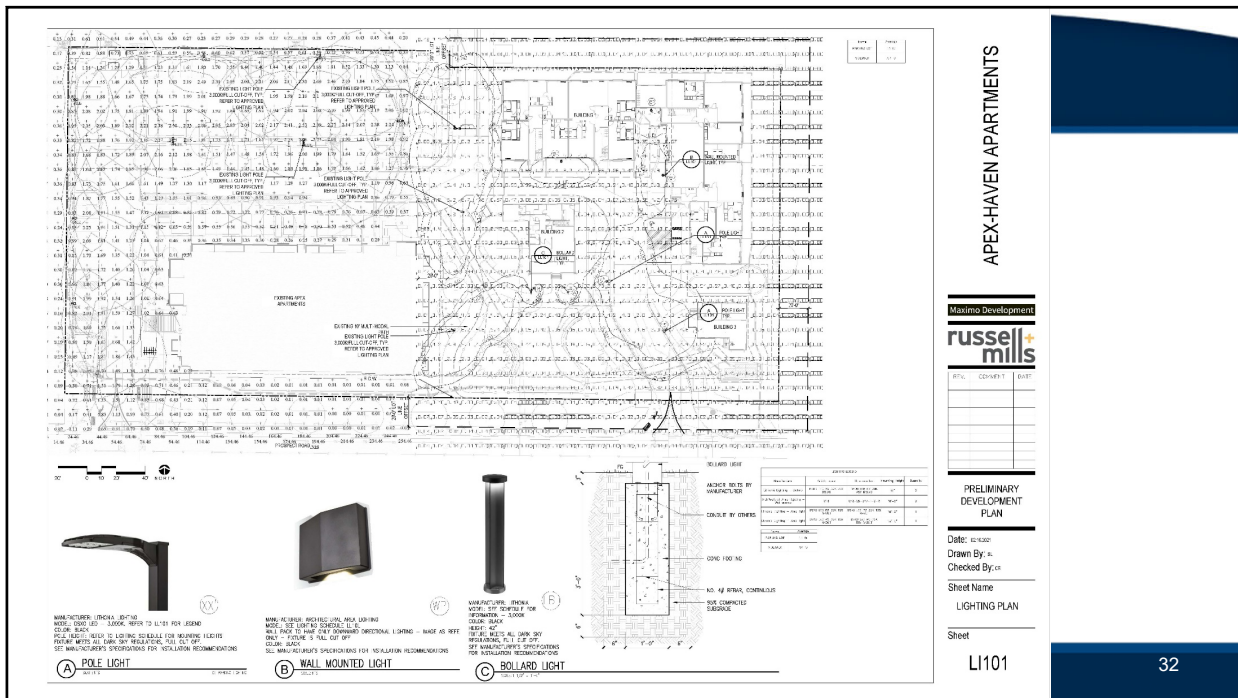
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