

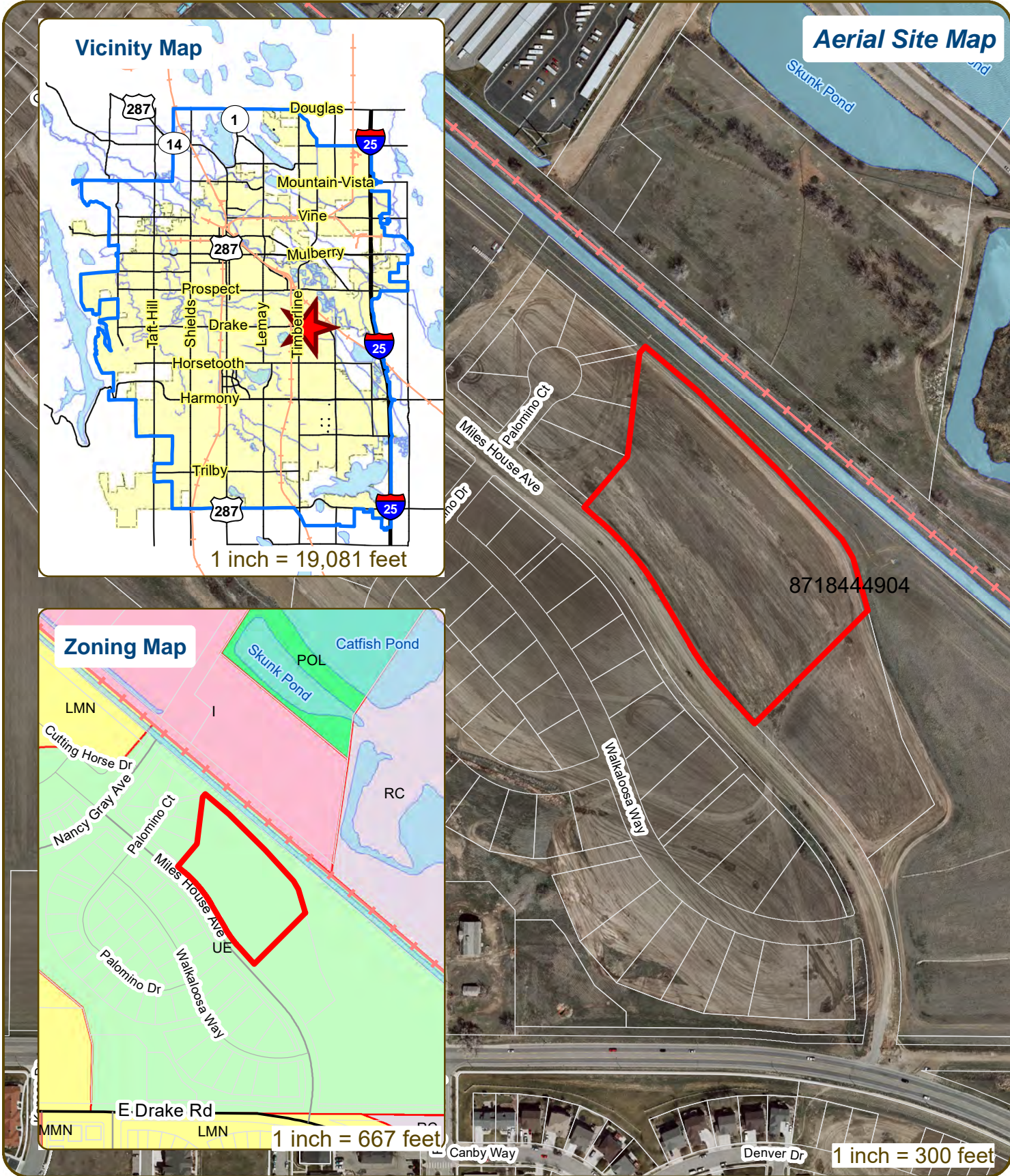
Conceptual Review Agenda

Schedule for 03/05/20
281 Conference Room A

Thursday, March 5, 2020

Time	Project Name	Applicant Info	Project Description	
9:30	Bucking Horse Park CDR200015	Craig Kisling 970-221-6367 ckisling@fcgov.com	This is a request to develop a 6 acre park as part of the Bucking Horse development (parcel #8720467902). Access is taken from Mile House Avenue directly to the southwest. The project is located approximately 820 feet north of E. Drake Road, and approximately .50 miles east of S. Timberline Road. The property is within the Urban Estate (UE) zone district and is typically subject to a Type 1 (Administrative) Review. However, the project shall be subject to review by the Planning and Zoning Board, per Land Use Code Division 2.17 – City Projects.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Tenae Beane
10:15	Waterglen PUD Multi-Family CDR200016	Ken Merritt 970-305-6754 kmerritt@jrengineering.com	This is a request to replat the subject site (parcel # 8704408001; 8704408002) into 4 lots and 2 tracts of land which will be owned and maintained by the apartment and commercial owners association. The design intent is to modify the previously approved minor amendment and provide 30 market rate and affordable apartment units on Lots 1 & 2 (0.268 ac & 0.264 ac). Each of the 2 apartment building will contain 15 apartments made up of 1 and 2 bedroom units. Lots 3 and 4 are intended for future commercial uses. The proposal includes 101 parking spaces provided on-site (65 for residential, 36 for commercial). Access will be taken from Waterglen Drive directly to the west. The project is located approximately 800 feet west of Interstate 25 and approximately 130 feet north of E. Vine Drive. The property is within the Low Density Mixed Use Neighborhood (LMN) zone district and is subject to Type 2 (Planning & Zoning Board) Review.	Planner: Ryan Mounce Engineer: Morgan Stroud DRC: Todd Sullivan
11:00	516 W. Magnolia St Carriage House CDR200017	Jess Parker 970-347-7505 parkerproperties516@gmail.com	This is a request to build a carriage house at 516 W. Magnolia Street (parcel # 9711420016). Access is taken from Magnolia Street to the south and a rear alley to the east. The site is approximately 800 feet north of W. Mulberry Street and approximately .5 miles west of S. College Avenue. The property is within the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras

Bucking Horse Park



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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures _____

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

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

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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

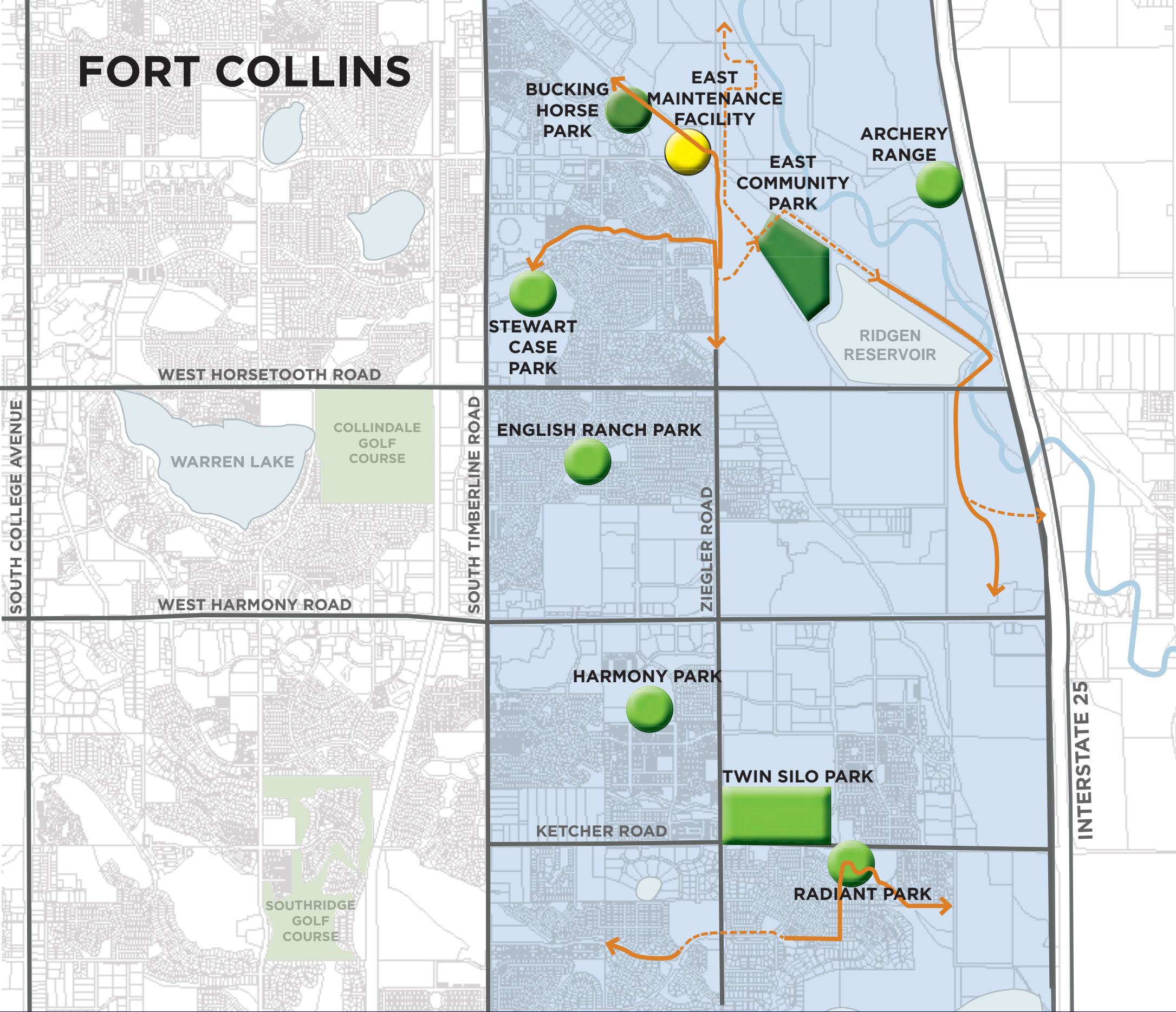
Increase in Impervious Area _____ S.F.



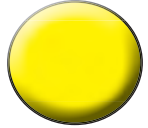

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

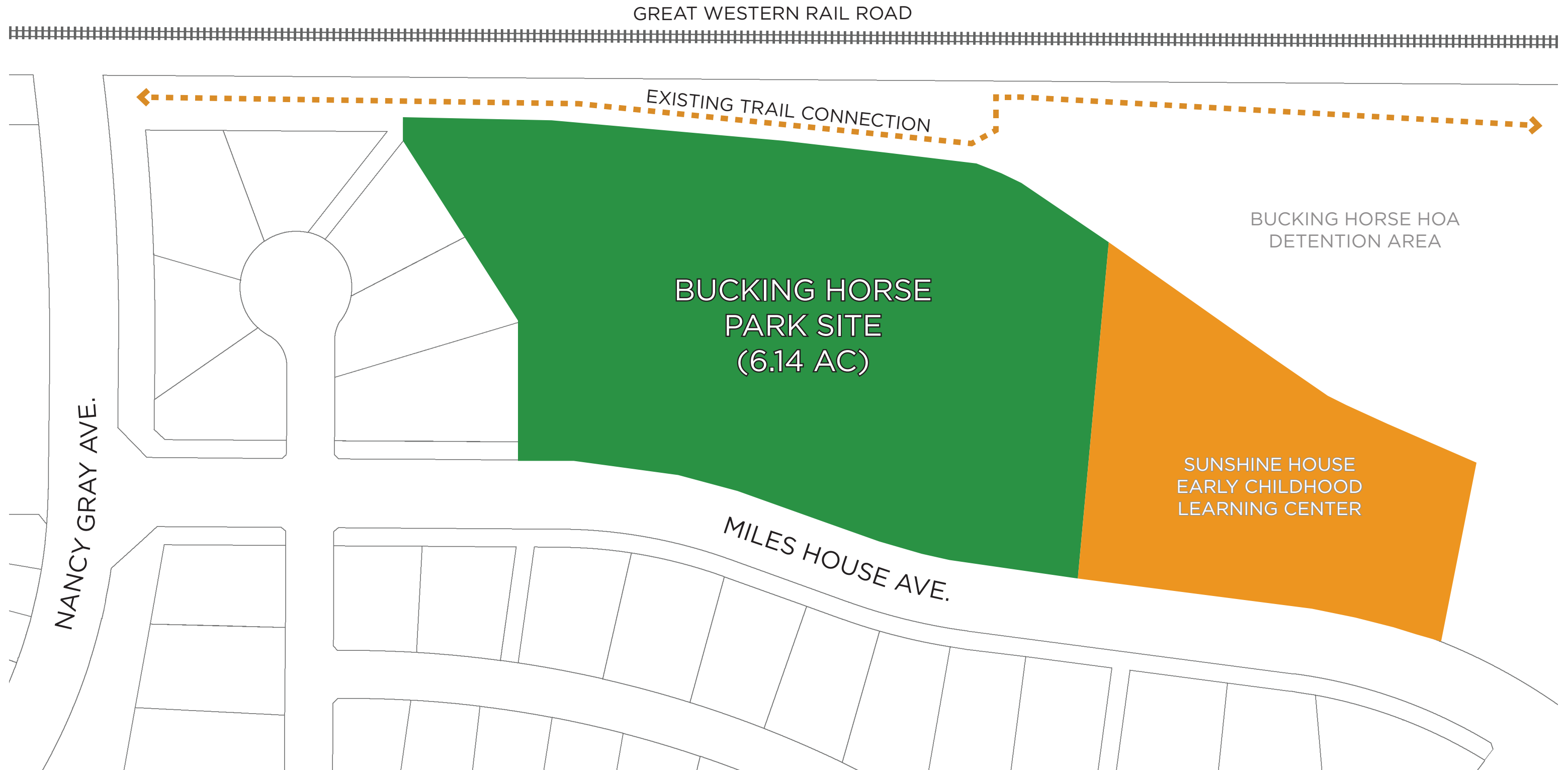
FORT COLLINS



-  EXISTING NEIGHBORHOOD PARK
-  EXISTING COMMUNITY PARK
-  FUTURE NEIGHBORHOOD PARK
-  FUTURE COMMUNITY PARK
-  FUTURE EAST DISTRICT MAINTENANCE FACILITY
-  FUTURE TRAIL
-  EXISTING TRAIL
-  EAST PARK DISTRICT

EAST PARK DISTRICT SERVICE MAP

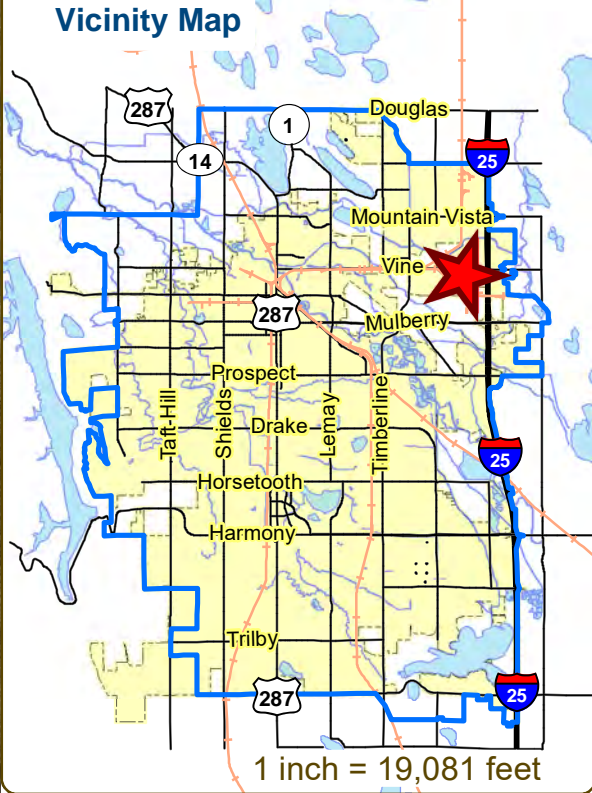
PARK SITE LOCATION



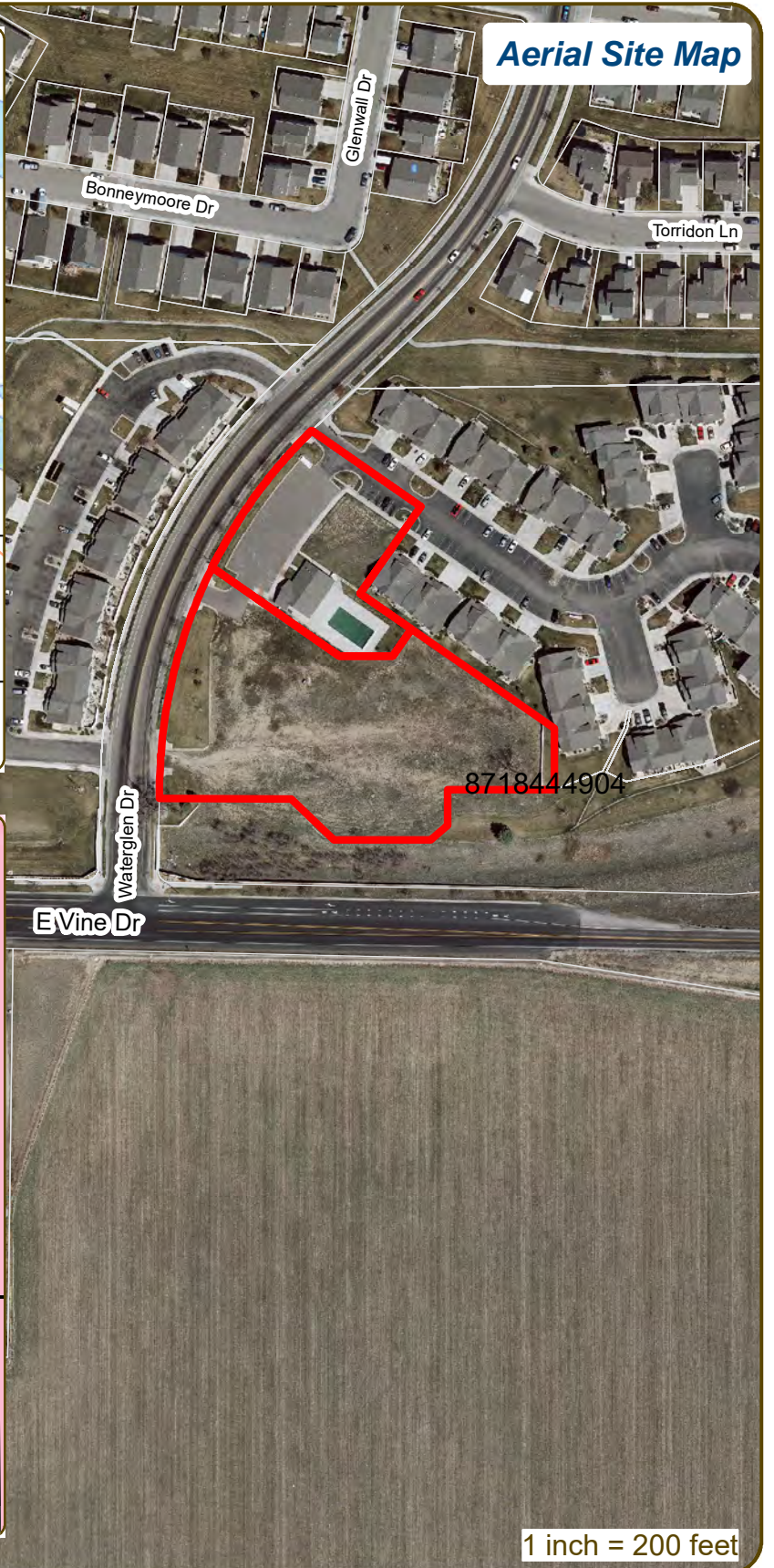
BUCKING HORSE PARK

Waterglen PUD Multi-Family

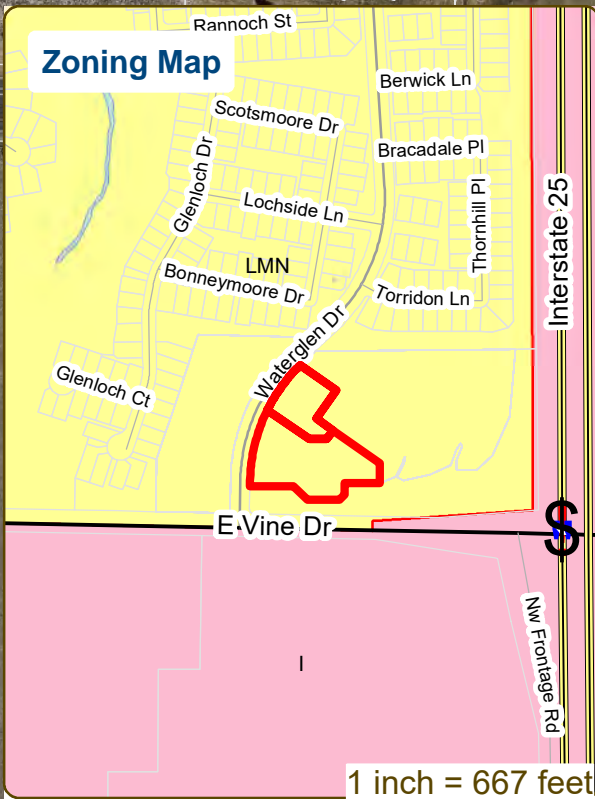
Vicinity Map



Aerial Site Map



Zoning Map



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Isaac Gentz - Owner, Ken Merritt - Planner

Business Name (if applicable) JR Engineering

Your Mailing Address 2900 South College Avenue, Fort Collins, CO 80525

Phone Number 970-305-6754 Email Address kmerritt@jrengineering.com

Site Address or Description (parcel # if no address) 8704408001 & 8704408002

Description of Proposal (attach additional sheets if necessary) See attached narrative and existing conditions map

Proposed Use Residential/Commercial Existing Use Private Club House & Pool

Total Building Square Footage 38,750 S.F. Number of Stories 1-3 Lot Dimensions See Concept Plan

Age of any Existing Structures 15 years

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it? _____

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

Increase in Impervious Area 49,200 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

February 17, 2020



Conceptual Review Team
Fort Collins – Community Development and Neighborhood Services
281 North College Avenue
Fort Collins, CO 80522

RE: Waterglen P.U.D. Multi-Family & Village Center

Review Team:

The proposed development is located at the northeast corner of the East Vine Drive and Waterglen Drive. The proposed Waterglen P.U.D. Multi-Family & Village Center Major Amendment consists of approximately 2.73 acres of property and includes both Residential and Commercial uses that will provide additional market rate and affordable apartment units and two lots dedicated to future commercial uses for the surrounding community.

The property currently consists of Tracts Q1 & Q2 (0.805 ac & 1.928 ac, total 2.73 ac) of the Waterglen P.U.D. Multi-Family & Village Center and includes an existing private asphalt parking lot and a private clubhouse and pool area as well as other vacant development land. While the existing parking lot shall remain in place in order to serve the proposed apartment community, both the clubhouse and pool are intended to be removed to provide additional land area for 2 - 15 unit apartment buildings. The existing pool and club house are privately owned and maintained by the current applicant and were not previously dedicated nor intended as an amenity to the Aberdeen Townhome HOA or any other HOA of the Waterglen subdivision filings. Tracts Q1 & Q2 are currently zoned LMN with an approved Site Plan Amendment dated 12/01/2003 which included a mixture of land uses such as a convenience store with a fueling bay, daycare facility, retail commercial, multi-family, club house and pool.

The property is proposed to be replatted into 4 lots and 2 tracts of land which will be owned and maintained by the apartment and commercial owners association. The design intent is to modify the previously approved minor amendment and provide 30 market rate and affordable apartment units on Lots 1 & 2 (0.268 ac & 0.264 ac). Each of the 2 apartment building will contain 15 apartments made up of 1 and 2 bedroom units. Each building will be a combination of 1 and 3 story buildings with the central core of the building being 3 story's which then steps down at the outside edges to 1 story building thus providing for an appropriate transition of the proposed building mass to the adjacent one and two story Aberdeen Townhome development. The proposed development will have a total of 30 dwelling units for a residential density of 13.79 dwelling units per acre based on 2.175 total residential acres of land (Lot 1, Lot 2, Tract A & B). Lot 3 (0.336 ac) is intended for a variety of future commercial uses including but not limited to office, commercial and/or daycare uses within a 1 story building with a maximum allowed floor area of 6,200 square feet. Lot 4 (0.223 ac) is intended for future office/commercial used also within a 1 story building with a maximum allowed floor area of 3,750 square feet. Tract A (1.534 ac) will be designated for parking and vehicular circulation for both the residential and commercial uses and landscape open space areas for the benefit of the entire development. Tract B (0.109 ac) will be developed as an outdoor recreation area for the proposed 30 unit apartment community.

The stormwater runoff from the proposed development was previously accounted for as part of the Waterglen P.U.D. which insured that detention required for this development has already been provided in the regional pond. However the proposed development will require that 75% of the new or modified impervious area will be treated by LID techniques per the revised City LID criteria.

Sincerely,
JR Engineering



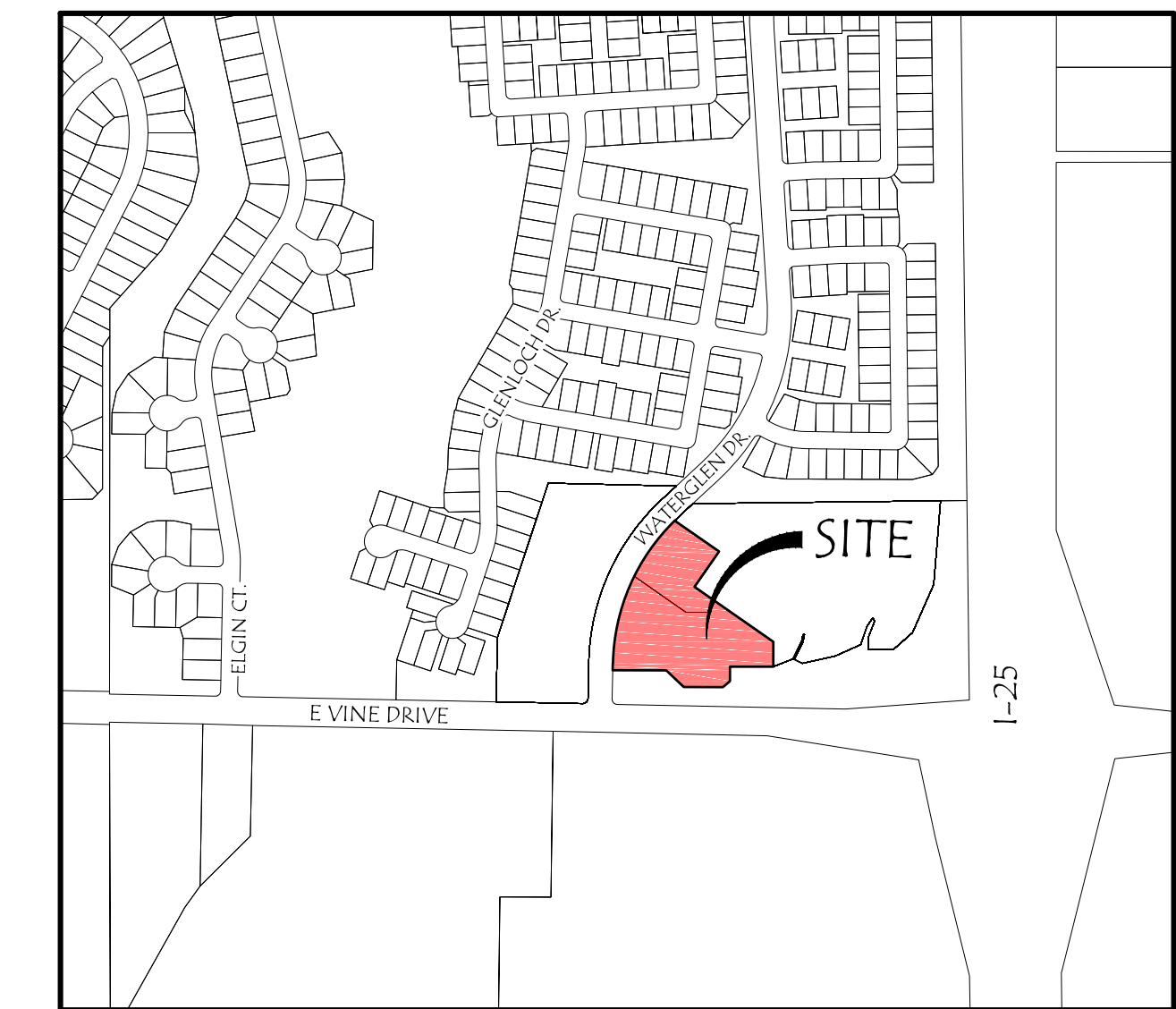
WATERGLEN P.U.D.
TRACT O



VIEW LOOKING NORTH EAST FROM WATERGLEN DRIVE
ALLER ARCHITECTS ARCHITECTURE AND PLANNING

CONCEPT SKETCH

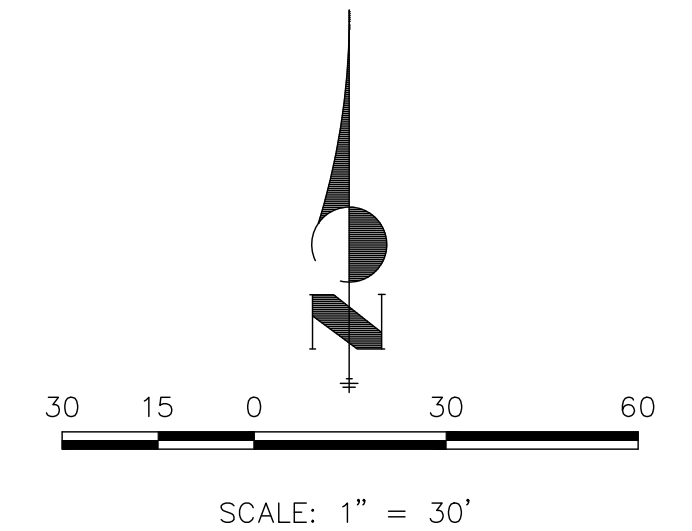
NOTE: THE SKETCH ABOVE IS INTENDED AS A MASSING MODEL ONLY AND DOES NOT DEPICT MATERIALS, COLORS OR TEXTURES WHICH WILL BE DETERMINED AT THE TIME OF PRELIMINARY PDP SUBMITTAL.



VICINITY MAP
NTS

LAND USE SUMMARY

TOTAL SITE AREA: (ORIGINALLY TRACTS Q1 & Q2)	2.734 AC
LOT 1 : (RESIDENTIAL)	0.268 AC/11,661 SF
LOT 2 : (RESIDENTIAL)	0.264 AC/11,491 SF
LOT 3 : (COMMERCIAL)	0.336 AC/14,625 SF
LOT 4 : (COMMERCIAL)	0.223 AC/9,722 SF
TRACT A : (RES. COMMON AREA)	1.534 AC/66,826 SF
TRACT B : (RES. OPEN SPACE)	0.109 AC/4,746 SF
TOTAL DWELLING UNITS (1 & 3 STORY BLDGS)	30 UNITS (15 UNITS/BLDG)
TOTAL COMMERCIAL BLDG AREA	9,950 SQ. FT.
RESIDENTIAL DENSITY PER ACRE (BASED ON TOTAL SITE AREA OF RESIDENTIAL UNITS - 2,175 AC. INCLUDES LOT 1, LOT 2, TRACT A & TRACT B)	13.79 DU'S/AC
TOTAL RESIDENTIAL PARKING SPACES :	65 SPACES (2.17 PK SP PER UNIT)
TOTAL COMMERCIAL PARKING SPACES :	36 SPACES (1 PK SP PER 215 SF OF BLDG)



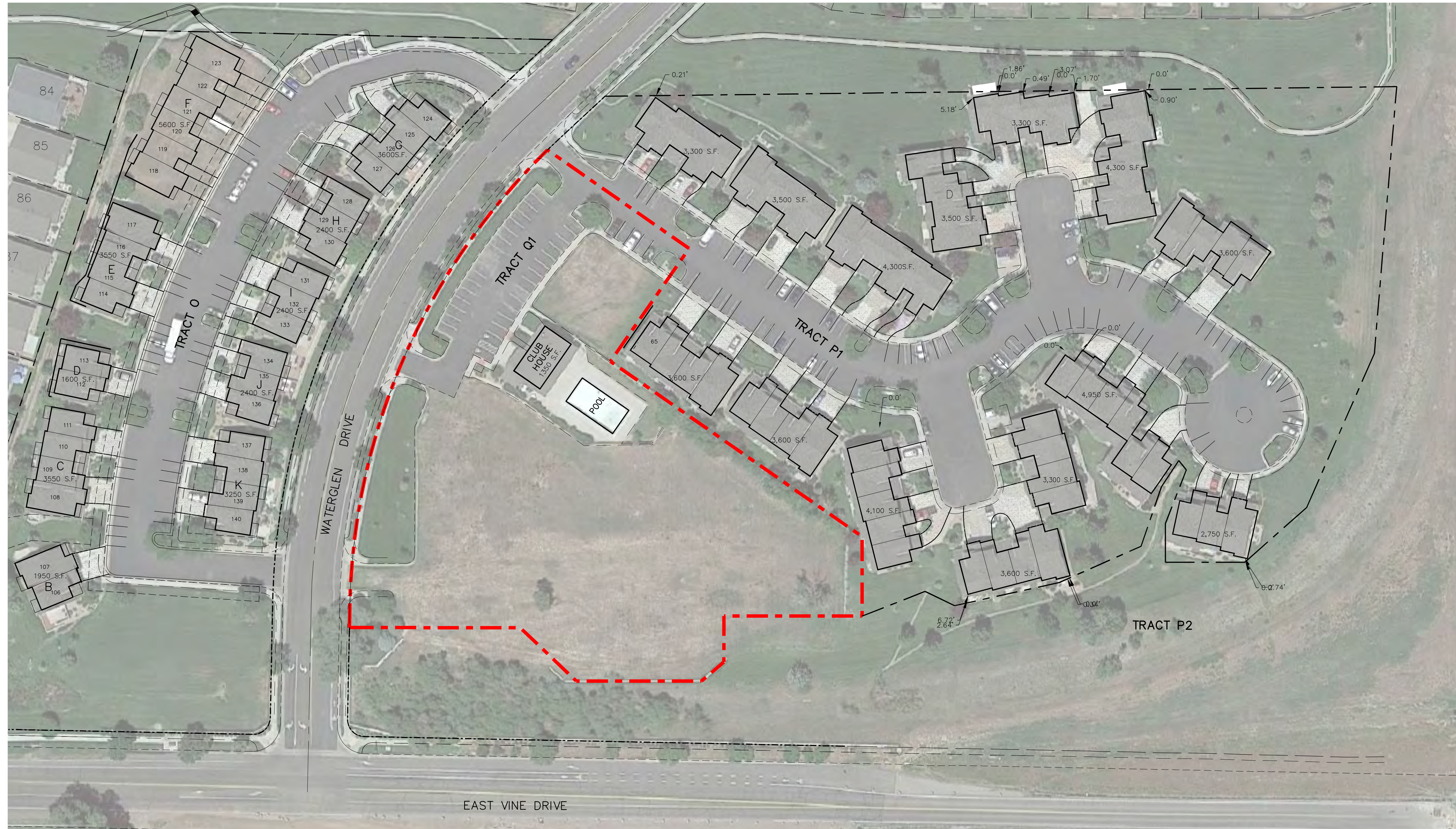
WATERGLEN P.U.D.
MULTI-FAMILY & VILLAGE CENTER
MAJOR AMENDMENTS TO TRACTS Q1 & Q2

JOB NO. 3978400
FEBRUARY 13, 2020
SHEET 1 OF 1

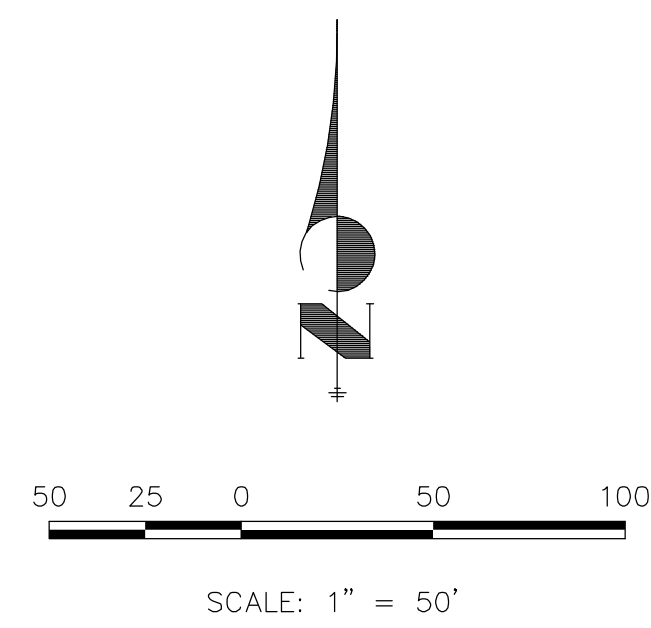


Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

X:\39784000\Drawings\Presentations\Waterglen-Concept Site Plan (2020-02-11).dwg, 24x36 Title Landscape, 2/17/2020 11:54:31 AM, FC



LEGEND
 - - - - - SITE BOUNDARY



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING APPROVES

PREPARED FOR

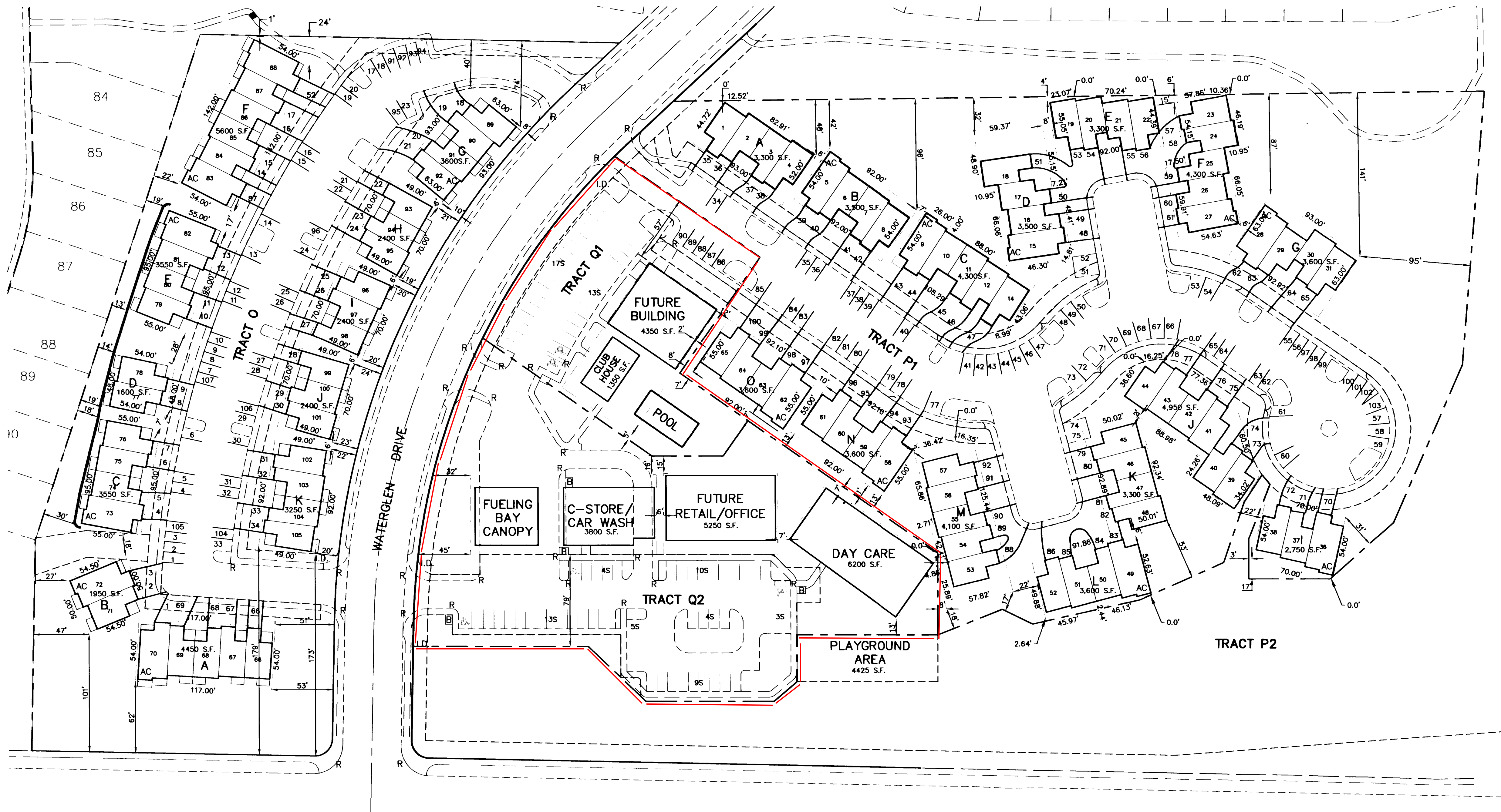


NO.	REVISION	BY	DATE

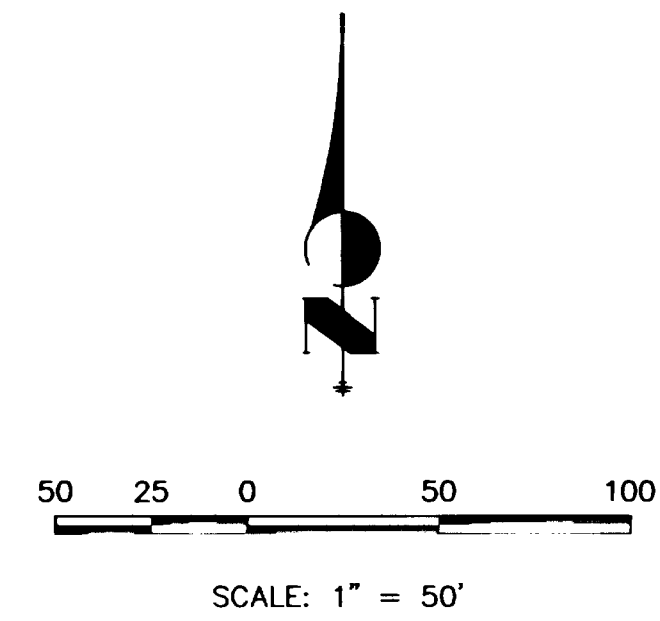
H-SCALE	1" = 50'
V-SCALE	
DATE	02/17/20

WATERGLEN P.U.D.
 MULTI-FAMILY & VILLAGE CENTER
 EXISTING CONDITIONS MAP

SHEET 1
 JOB NO. 33



- LEGEND**
- 10S NUMBER OF STANDARD PARKING SPACES
 - ♿ HANDICAPPED PARKING SPACE
 - B BIKE PARKING
 - T TRASH ENCLOSURE
 - R HANDICAPPED ACCESS RAMP
 - ID IDENTITY SIGN
 - 0.0' DIMENSION FROM PROPERTY LINE TO BUILDING ENVELOPE



- NOTES:**
1. BUILDING UNIT NO. 13 AND PARKING SPACE NO. 76 NOT USED.
 2. BUILDING UNITS 32 - 35, BUILDING H EAST SIDE, ELIMINATED FROM THIS PLAN.
 3. ONE UNIT REMOVED FROM BUILDINGS D & M AND TWO UNITS ADDED TO BUILDING F, WEST SIDE OF WATERGLEN DRIVE.
 4. ALL FOUR UNITS FROM BUILDING H, EAST SIDE, RELOCATED TO BUILDING A, WEST SIDE. AND ONE UNIT FROM BUILDING B MOVED TO BUILDING A, ON THE WEST SIDE OF WATERGLEN DRIVE.

- VITAL STATISTICS**
- 100 UNITS
 - 15 ACCESSIBLE UNITS (AC)
 - 100 DRIVEWAY PARKING SPACES
 - 106 STREET PARKING SPACES
 - 206 TOTAL PARKING SPACES

*Approved by
Minor Amendment
12/1/03.
Stephen Ott
Contract Planning*

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

JR ENGINEERING
A Subsidiary of Westcon
2620 E. Prospect Rd. Ste. 50 • Ft. Collins, CO 80526
970-491-9888 • Fax: 970-491-9884
www.jrengineering.com

NO.	REVISION	BY	DATE
1	ADDED LAND USE SUMMARY	GCB	6/21/01
2	REVISED BUILDINGS A, B, AND C LOCATIONS	GCB	11/14/01
3	CLUB HOUSE & BUILDING D.F. & M UPDATED	MPD	11/25/02
4	SITE LAYOUT MODIFICATIONS	TEK	12/05/03

H-SCALE	1" = 50'
DESIGNED BY	GCB
DRAWN BY	GCB
CHECKED BY	

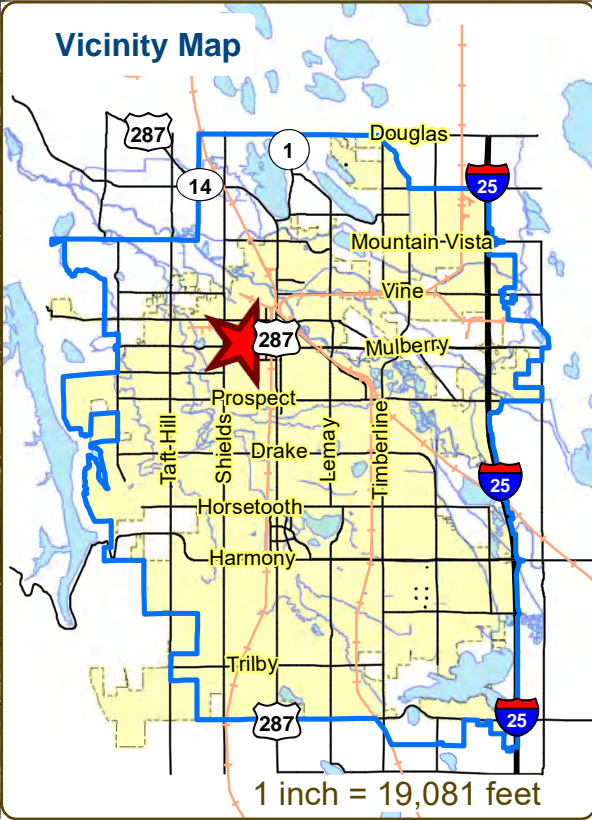
**WATERGLEN P.U.D.
MULTI-FAMILY & VILLAGE CENTER
SITE PLAN**

SHEET 1A OF 1

JOB NO. 39145.06

516 W. Magnolia Street Carriage House

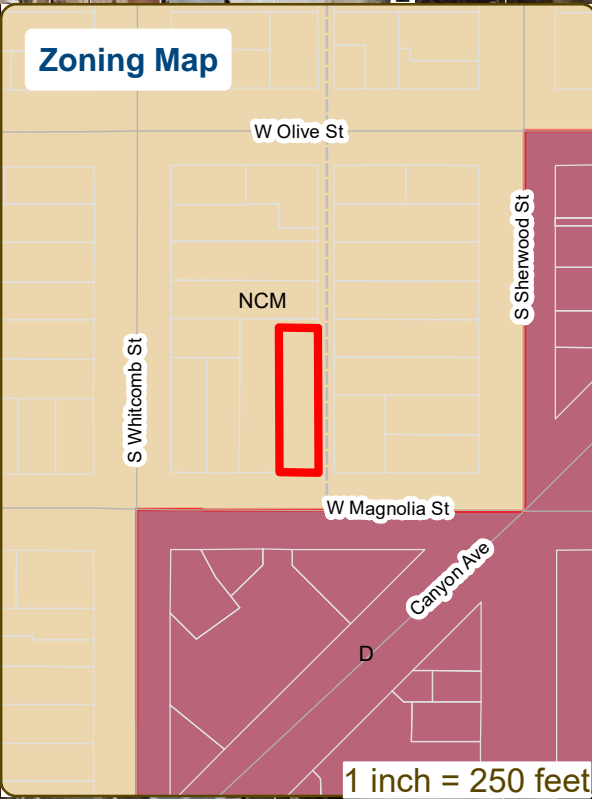
Vicinity Map



Aerial Site Map



Zoning Map



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

____ Jess Parker, Owner/contractor _____

Business Name (if applicable) _____

Your Mailing Address ____ 305 W Magnolia St, PMB 168, Fort Collins, CO 80521 _____

Phone Number _970-347-7505____ Email Address _parkerproperties516@gmail.com _____

Site Address or Description (parcel # if no address) __ 516 W Magnolia St, Fort Collins, CO 80521 _____

Description of Proposal (attach additional sheets if necessary) _____

Carriage House/Auxiliary Building - See Attached

Proposed Use _Shop/potential living space_____ Existing Use _New construction_____

Total Building Square Footage _820_____ S.F. Number of Stories _1_____ Lot Dimensions _See Attached_____

Age of any Existing Structures _____ 125 years _____

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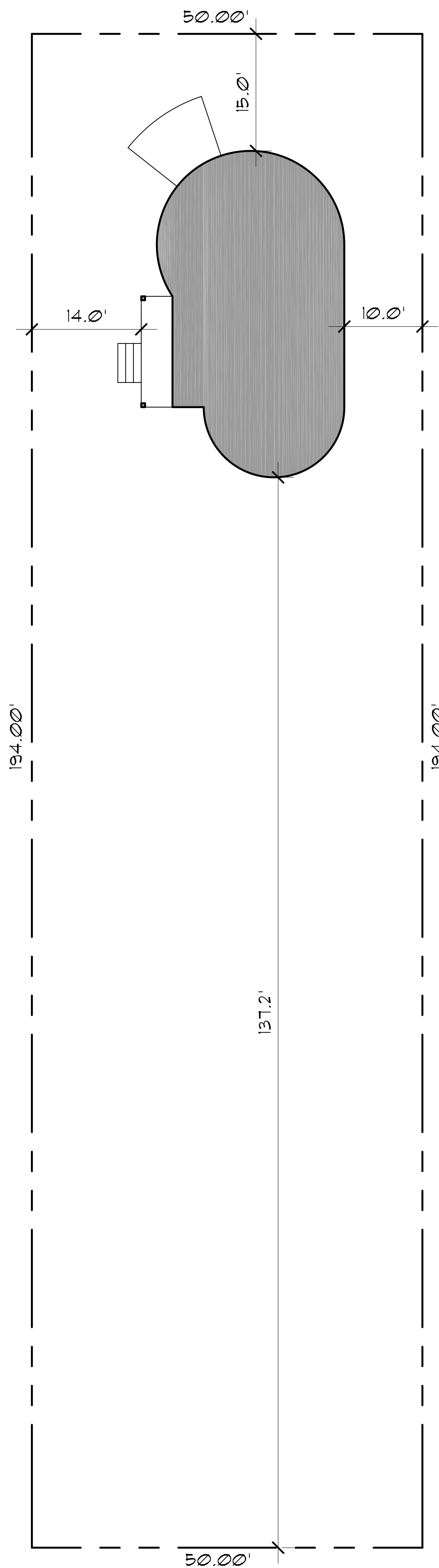
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Increase in Impervious Area ____ 600 _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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MAGNOLIA STREET

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

SITE NOTES

ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AS REQUIRED BY LOCAL STANDARDS TO AN APPROVED RECEPTOR OR EQ.

CONTRACTOR TO VERIFY HORIZONTAL PLACEMENT AND FINISH FLOOR ELEVATIONS WITH OWNER PRIOR TO EXCAVATIONS.

CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE DESIGNER / ARCHITECT IMMEDIATELY.

(T.O.F.) INDICATES MINIMUM TOP OF FOUNDATION.

ANY GRADING SHOWN IS ONLY A GUIDE AND SHALL NOT BE USED FOR CALCULATING EXACT EXCAVATION QUANTITIES.

AN OPEN HOLE INSPECTION PERFORMED BY A LICENSED CIVIL ENGINEER IS HIGHLY RECOMMENDED TO VERIFY THAT SOILS ENCOUNTERED MATCHES THAT DESCRIBED IN THE SOILS REPORT.

WHERE DRAINS OCCUR THE DRAIN SHALL BE RUN TO DAYLIGHT WITH A SLOPE OF AT LEAST 1/4" PLF. AS AN ALTERNATIVE, THE DRAIN MAY BE RUN TO A SUMP, THEN PUMPED AWAY FROM THE FOUNDATION.

ALL EXTERIOR CONC. FLATWORK TO BE A MIN. (4" THICK 3000 psi CONC. W/ FIBER MESH) OVER 2" THICK GRAVEL OR COMPACTED SAND BASE OVER PROPERLY COMPACTED GRADE. VERIFY FINISH W/ OWNER.

SITE PLAN IS BASED UPON MEASUREMENTS PROVIDED BY HOMEOWNER

ALL MATERIALS TO BE DISPOSED OF OFF-SITE ARE TO BE DISPOSED OF IN A LAWFUL LANDFILL AND IN ACCORDANCE WITH GOVERNMENT REQUIREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

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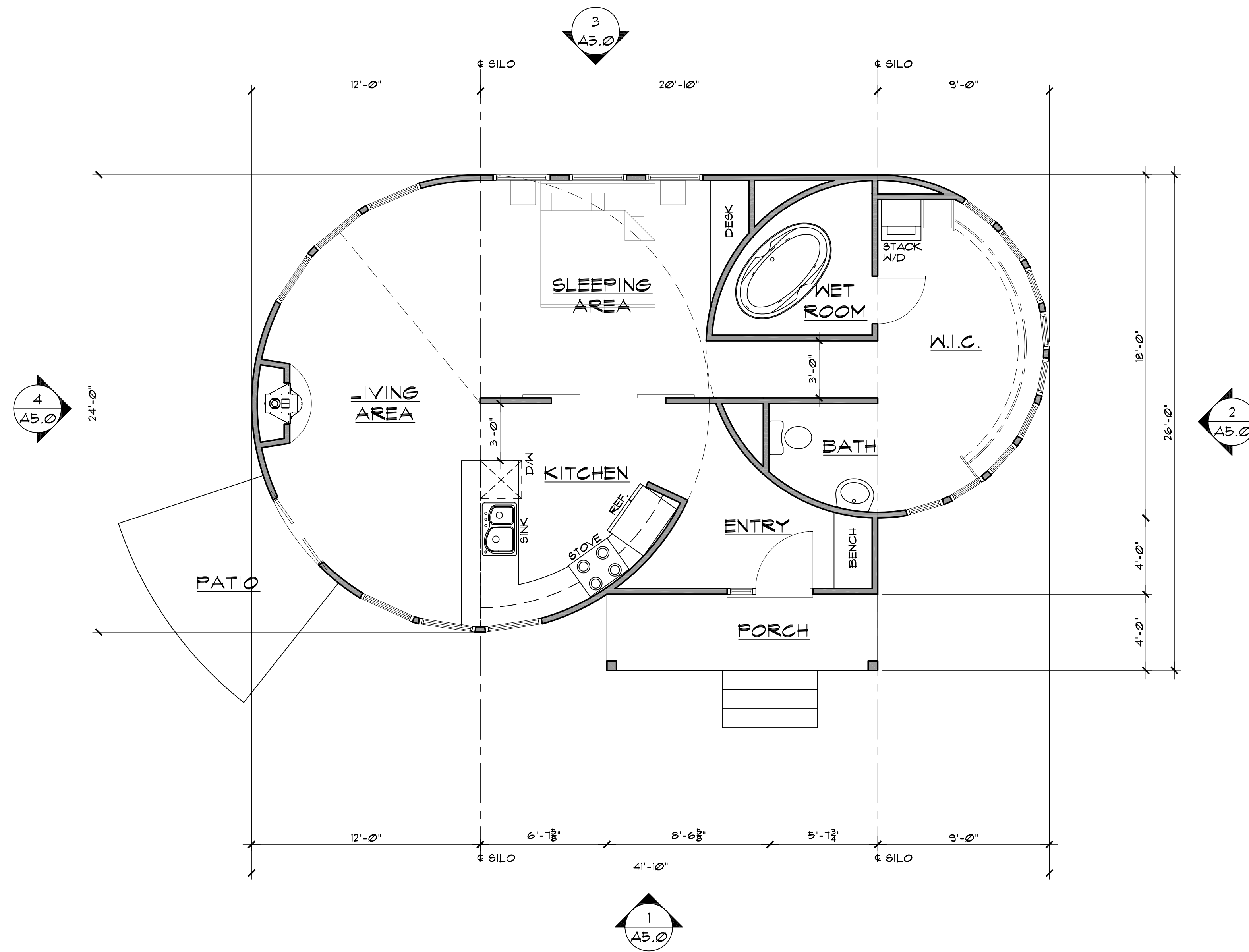
SILO GUEST HOUSE FOR:
MR. JESS PARKER
516 WEST MAGNOLIA STREET
FORT COLLINS, COLORADO

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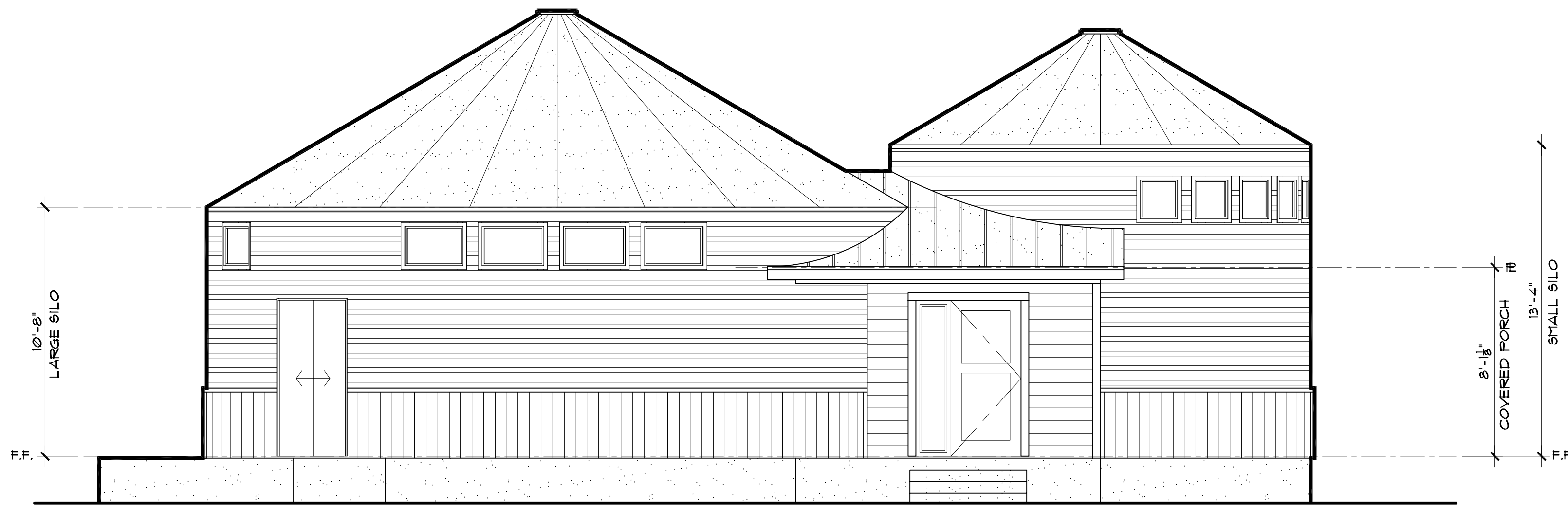
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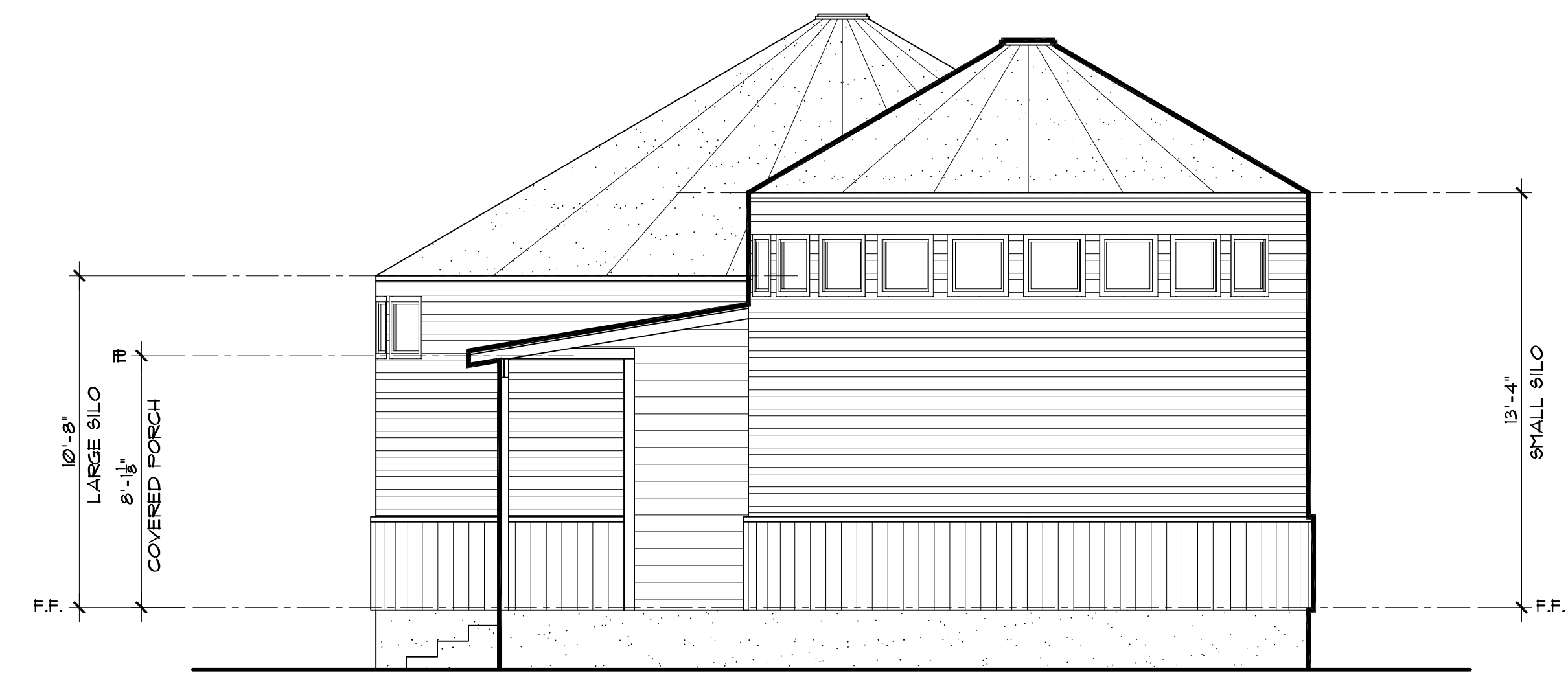


1 SILO FLOOR PLAN
 1/4" = 1'-0"
 TRUE NORTH

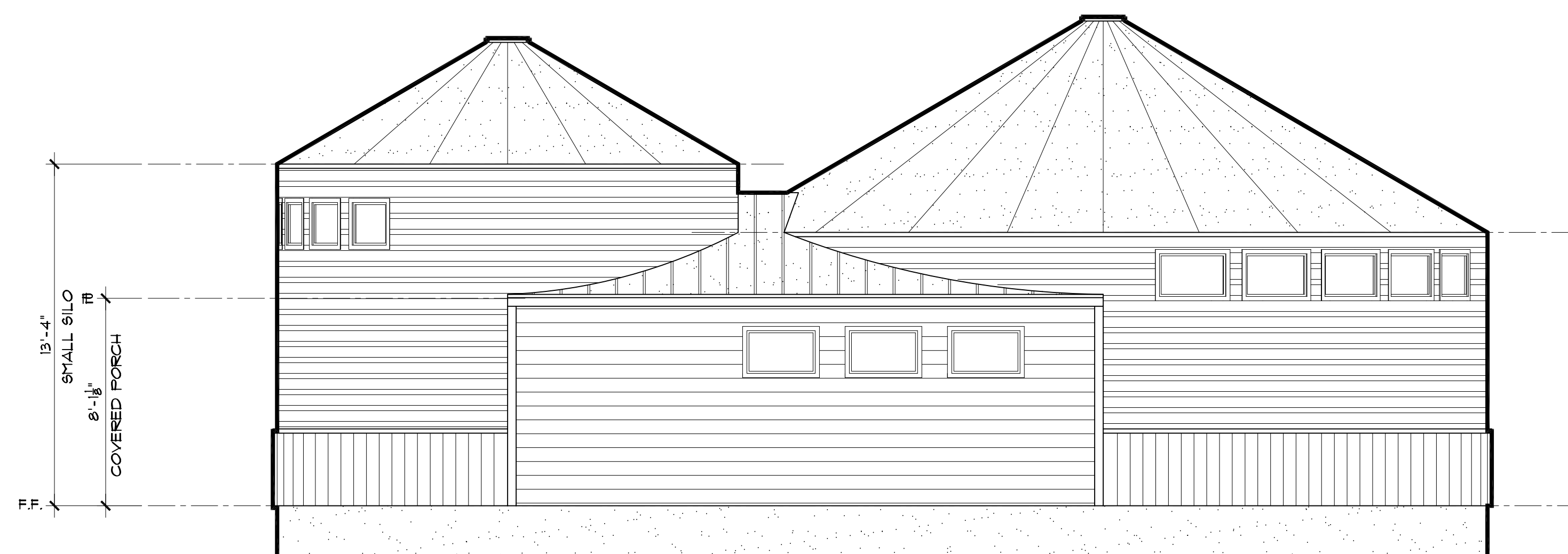
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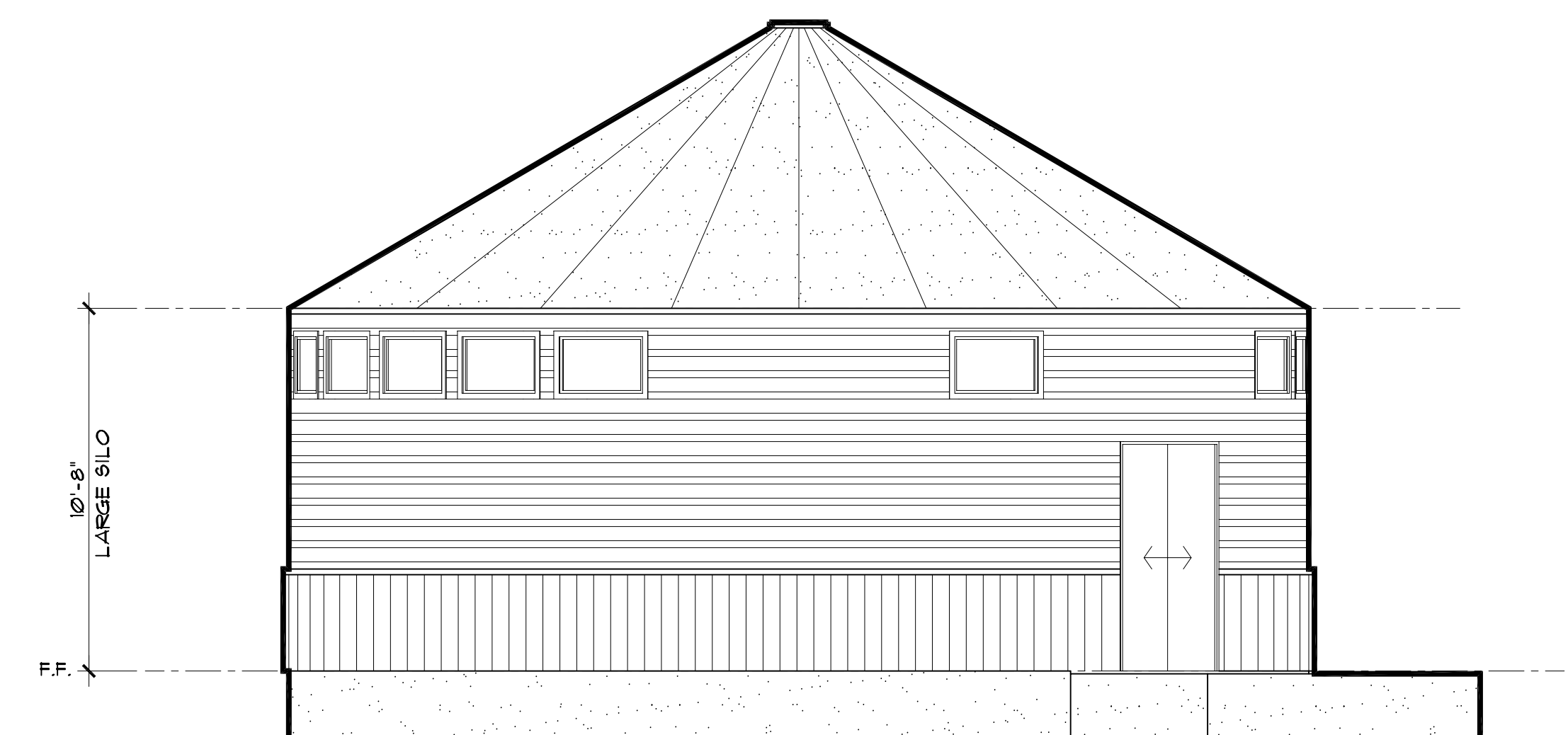
1 WEST ELEVATION (FRONT)
1/4" = 1'-0"



2 SOUTH ELEVATION (RIGHT)
1/4" = 1'-0"

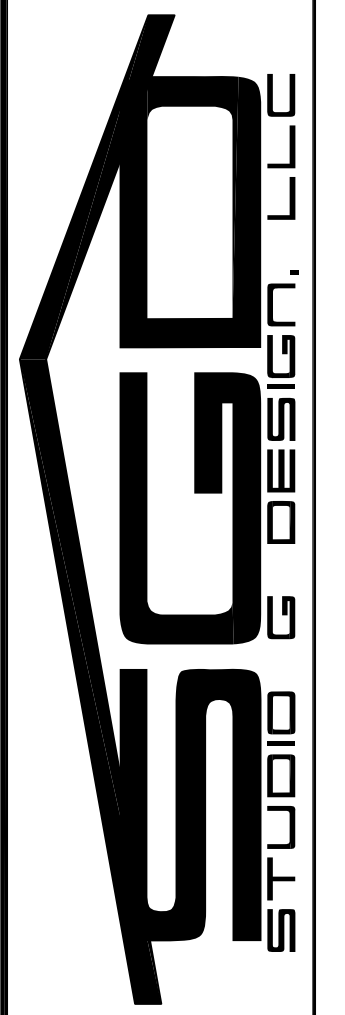


3 EAST ELEVATION (REAR)
1/4" = 1'-0"



4 NORTH ELEVATION (LEFT)
1/4" = 1'-0"

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