

# Preliminary Design Review Agenda

Schedule for 06/17/20

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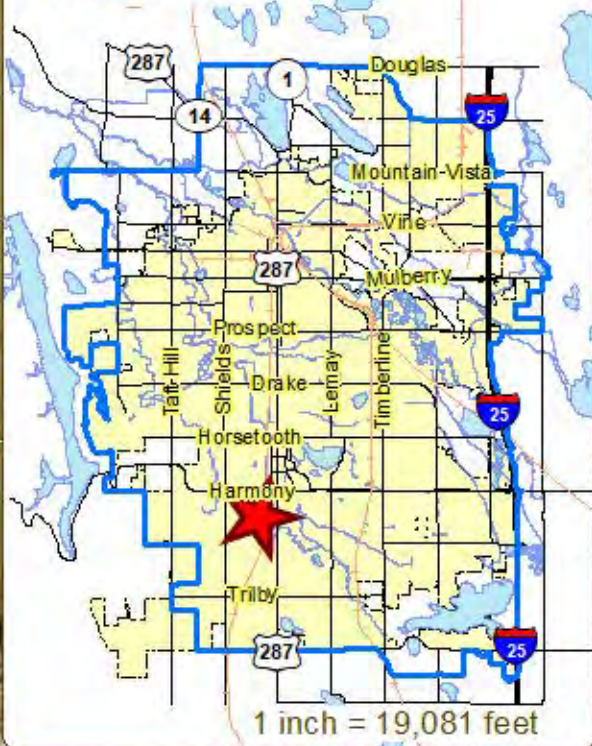
**Wednesday, June 17, 2020**

Time	Project Name	Applicant Info	Project Description	
8:30	4919-5001 S College Ave Multi-Family  PDR200009	Jeff Jensen 970-227-0622 jeff@jensenlplante.com	This is a Preliminary Design Review for the development of approximately 10 acres into a multi-family project at the intersection of S College Avenue and W Fairway Lane (parcel #: 9602100006, 9602100015, 9602100012, 9602109002). The site is located directly west of S College Avenue, north of W Fairway Lane, and approximately .25 miles south of Harmony Road. Future access will be taken from S College Avenue to the east, and W Fairway Lane to the south. The proposal includes 264 multi-family dwelling units (24 studios, 120 1-bedrooms, 120 2 bedrooms single-family). 322 parking spaces are proposed to satisfy the minimum parking requirement of 228 spaces. The site is within the General Commercial (CG) zone district and is subject to a Planning & Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: TBD DRC: Tenae Beane

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# 4919-5001 S College Ave Multi-Family

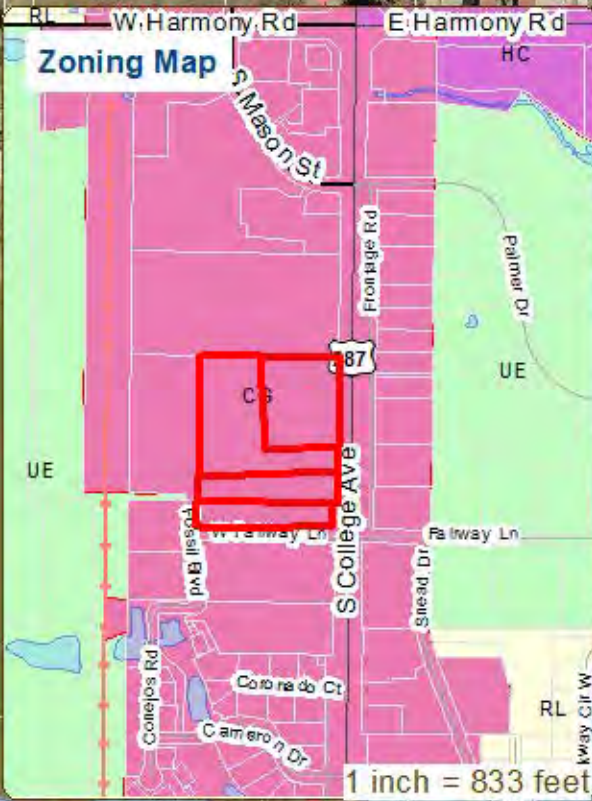
Vicinity Map



Aerial Site Map



Zoning Map



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than Thursday at 5:00pm three weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$500)

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

Project Name

Project Address (parcel # if no address)

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

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

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

Zoning 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.

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

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

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

SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

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- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
  - (a) What are you proposing/use?
  - (b) What improvements and uses currently exist on the site?
  - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
  - (d) Describe site design and architecture.
  - (e) How is your proposal compatible with the surrounding area?
  - (f) Is water detention provided? If so, where? (show on site plan)
  - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
  - (h) What is being proposed to treat run-off?
  - (i) How does the proposal impact natural features?
  - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
  - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
  - (l) Have you previously submitted an application?
  - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
  - (a) Project site boundary and adjacent property uses
  - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
  - (c) Existing and proposed landscaping (Will trees be removed?)
  - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
  - (e) Existing natural features (Will these be impacted by the proposal?)
  - (f) On and off site improvements
  - (g) Location of detention, drainage and water quality features
  - (h) Emergency vehicle access and fire hydrant locations

Date: May 21, 2020

PROJECT NAME: Maverick Apartments  
PROJECT LOCATION: 4919, 4921, & 5001 South College

## PROJECT NARRATIVE

1. What are you proposing/use?
  - a. The project is planned to be a market rate multi-family apartment project. The location of a multi-family project along the MAX line is exactly what was envisioned in order to support public transportation. (South College Corridor Plan, Chapter 3, page 29.)
2. What improvements and uses currently exist on the site?
  - a. It is a vacant lot that was a nursery at one point. The site is bordered along its entire east property line by South College Avenue which currently lacks a public sidewalk. The site is bordered along its entire south property line by Fairway lane which includes sidewalk, curb and gutter. The site is bordered on a portion of its west property line by Fossil Boulevard which does not include sidewalk, curb and gutter.
3. Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
  - a. We are proposing two vehicle access points onto the property, one off of College Avenue and one off of W. Fairway Lane. We will have pedestrian connectivity from the sidewalk adjoining the current streets and throughout the site. The street-like private drive will be an emphasized pedestrian walkway to the Transit Center on the west.
  - b. There is an existing curb cut located on College Ave. providing access to the parcel for the former nursery use. We will be proposing to relocate the existing curb cut to a suitable location for a right-in and right-out access to the property.
  - c. To the north is the Spradley Barr Ford Dealership and to the west is the City of Fort Collins South Transit Center. Both of these sites are fully developed which precludes extending streets (public or private) onto these properties.
4. Describe site design and architecture.
  - a. The site design will accommodate easy circulation from the street access points and throughout the site. We are planning for a “street-like-private-drive” circulation between the two access points. The architecture will be contemporary, garden-level apartments with a mix of different siding types, stone and variations in the paint schemes. We will mix the building designs so that no two building types will be next to each other. Our intent is to comply with Section 3.8.30(F) of the Land Use Code.
5. How is your proposal compatible with the surrounding area?
  - a. The neighbors surrounding the site are primarily commercial businesses made up of one and two story structures. Our project will blend with the commercial feel, while maintaining its residential nature.
6. Is water detention provided? If so, where? (show on site plan)
  - a. Detention will be provided at the SE corner of the lot. There is an existing detention area located in the same corner.

7. How does the site drain now (on and off site)? Will it change? If so, what will change?
  - a. The site currently drains from the NW to the SE. This drainage pattern will be maintained.
  
8. What is being proposed to treat run-off?
  - a. We will propose various areas on the site that will meet the LID requirements.
  
9. How does the proposal impact natural features?
  - a. There are existing trees on the site from its former use as a landscape nursery. We will meet with the City Forester to review the state of the existing trees. We will need to remove some of the trees, but will attempt to save trees where we can. Our intent is to comply with the tree mitigation requirements of Section 3.2.1(F) of the Land Use Code.
  
10. Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
  - a. There are no existing structures, the new buildings will all be sprinklered.
  
11. Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
  - a. None known at this time.
  
12. Have you previously submitted an application?
  - a. No
  
13. What specific questions, if any, do you want addressed?
  - a. None at this time



**SITE INFORMATION**

- 24 STUDIOS
- 120 1-BEDROOMS
- 120 2-BEDROOMS
- 264 TOTAL UNITS

TRANSIT CENTER ACCESS

BASKETBALL COURT

PICKLEBALL COURT

DOG PARK

**PARKING INFORMATION**

- STUDIOS: 24 (.75) = 18
- 1-BED: 120 (.75) = 90
- 2-BED: 120 (1.0) = 120

REQUIRED PARKING TOTAL:  
228 SPACES

- 60 GARAGES
- 111 DIAG. STANDARD
- 151 STANDARD

PROVIDED PARKING TOTAL:  
322 SPACES



- GARAGES
- CAR CARE CENTER
- 5,000 SF CLUB HOUSE
- POOL & SUN DECK
- MAIL PICK-UP
- PLAY FIELD
- GARAGES
- DETENSION POND
- DOG PARK



**FAIRWAY LANE APARTMENTS**

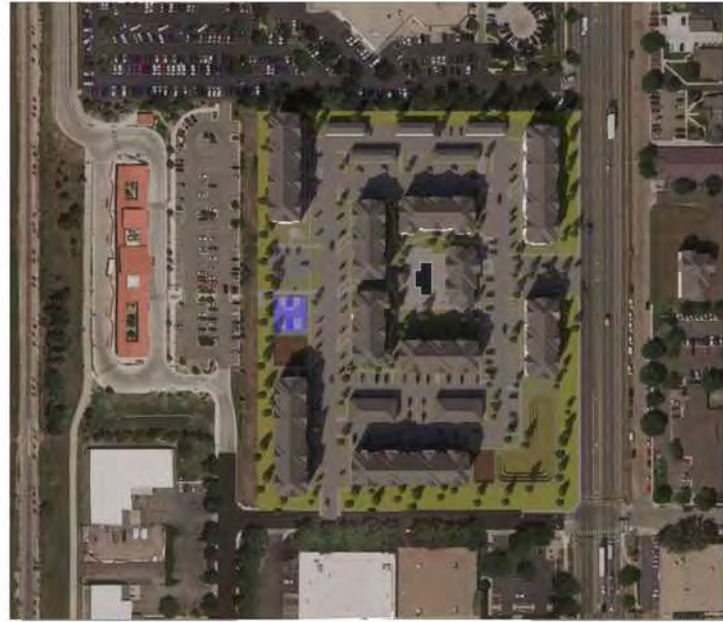
SOUTH COLLEGE AVENUE, FORT COLLINS, COLORADO | May 20, 2020



**CONCEPT SITE PLAN**

SCALE: 1" = 100'-0"





**SE SITE PERSPECTIVE**



**EAST SITE PERSPECTIVE**

**JENSEN LAPLANTE**  
DEVELOPMENT

 **KEYSTONE**  
REAL ESTATE

**SANDERSON**  
STEWART 

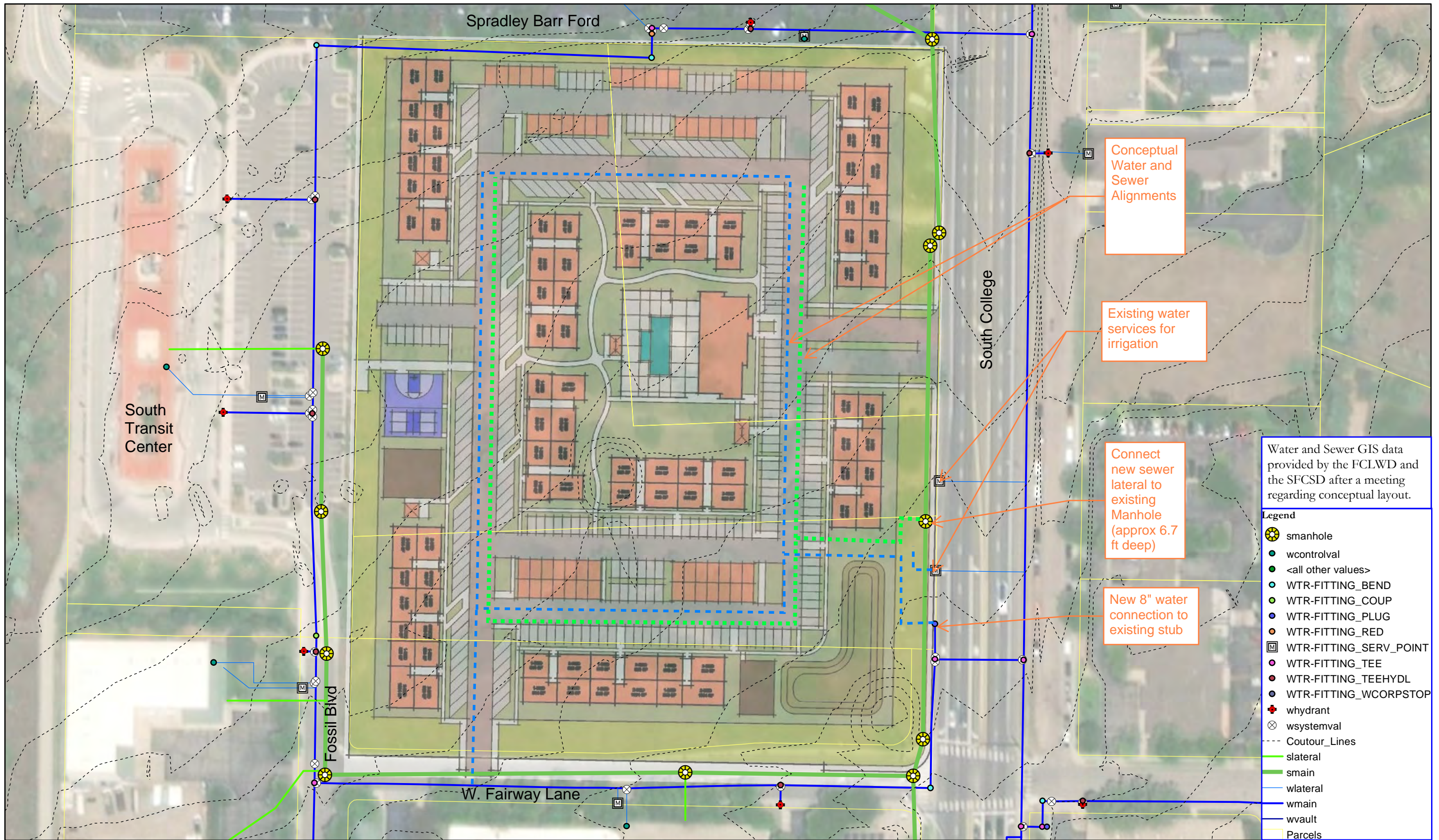
**infusion**  
ARCHITECTS

# FAIRWAY LANE APARTMENTS

SOUTH COLLEGE AVENUE, FORT COLLINS, COLORADO | May 20, 2020



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# Maverick Apartments

South College  
Fort Collins, Colorado

