

Conceptual Review Agenda

Schedule for 06/18/20

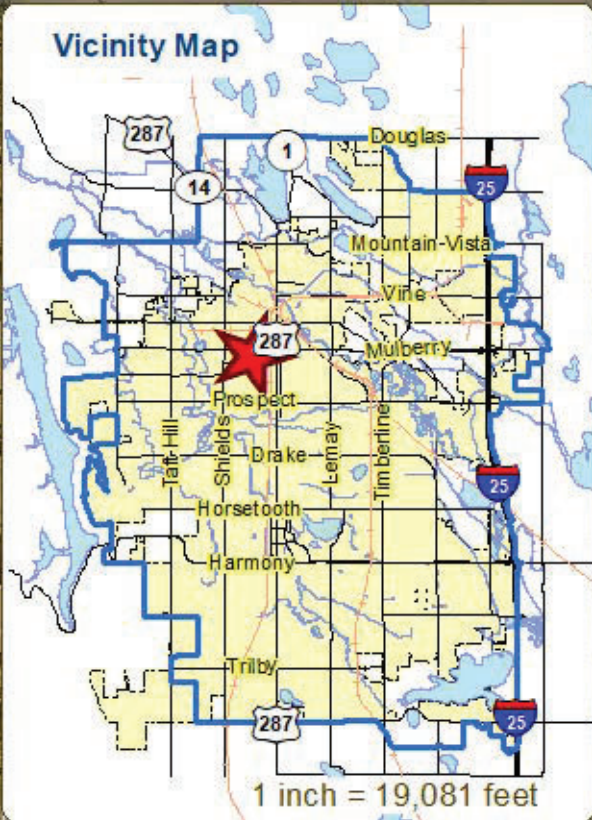
Meetings hosted via Zoom Web Conferencing

Thursday, June 18, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	520 S Meldrum St Multi-Family CDR200048	Michael Kalichak 720-608-9006 mkalicak@novydevelopment.com	This is a request to demolish a single-family detached dwelling and develop a multi-family structure at 520 S Meldrum Street (parcel # 9714107015). Proposed access to the site will be from Remington Street to the west and W Mulberry Street to the north. The proposal includes 4 dwelling units and 4 parking spaces. The property is within the Neighborhood Conservation Buffer (NCB) zone district and is subject to an Administrative (Type 1) review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Tenae Beane
10:15	Redwood St & Suniga Rd Single-Family & Townhome Development CDR200049	Stephanie Hansen 970-498-2977 stephanie@ripleydesigninc.com	This is a request to develop approximately 28 acres into a mixed residential use project located east of Redwood Street and north of Suniga Road (parcel # 9701400004, 9701411001, 9701400001). Future access will be taken via a new public street off Redwood Street to the west. The proposal includes approximately 200-220 dwelling units (mixture of single-family attached/detached and two-family attached townhomes). The proposal also includes 437 parking spaces (some on-street) to meet the minimum requirement of 344 spaces. The project is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Todd Sullivan

520 S Meldrum St Multi-Family

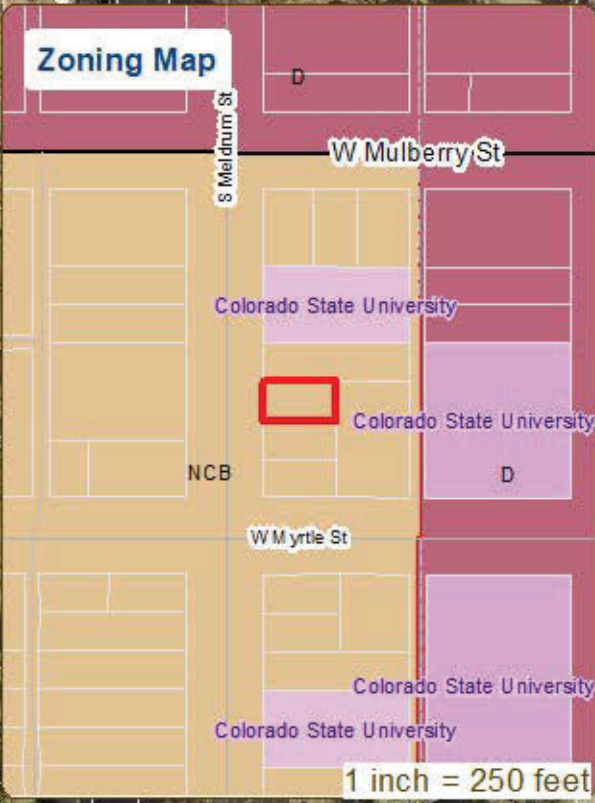
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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) Michael Kalicak, Developer

Business Name (if applicable) Novy Partners, LLC

Your Mailing Address 24055 High Meadow Dr. Golden, CO 80401

Phone Number 720.608.9006 Email Address mkalicak@novydevelopment.com

Site Address or Description (parcel # if no address) 520 S Meldrum St. Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) Demolition of existing single family home and construction of new 4-plex multi-family housing with surface parking

Proposed Use Residential Existing Use Residential

Total Building Square Footage 3200 S.F. Number of Stories 2 Lot Dimensions 50'x95'

Age of any Existing Structures 105 years (Constructed in 1915)

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://gjsweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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

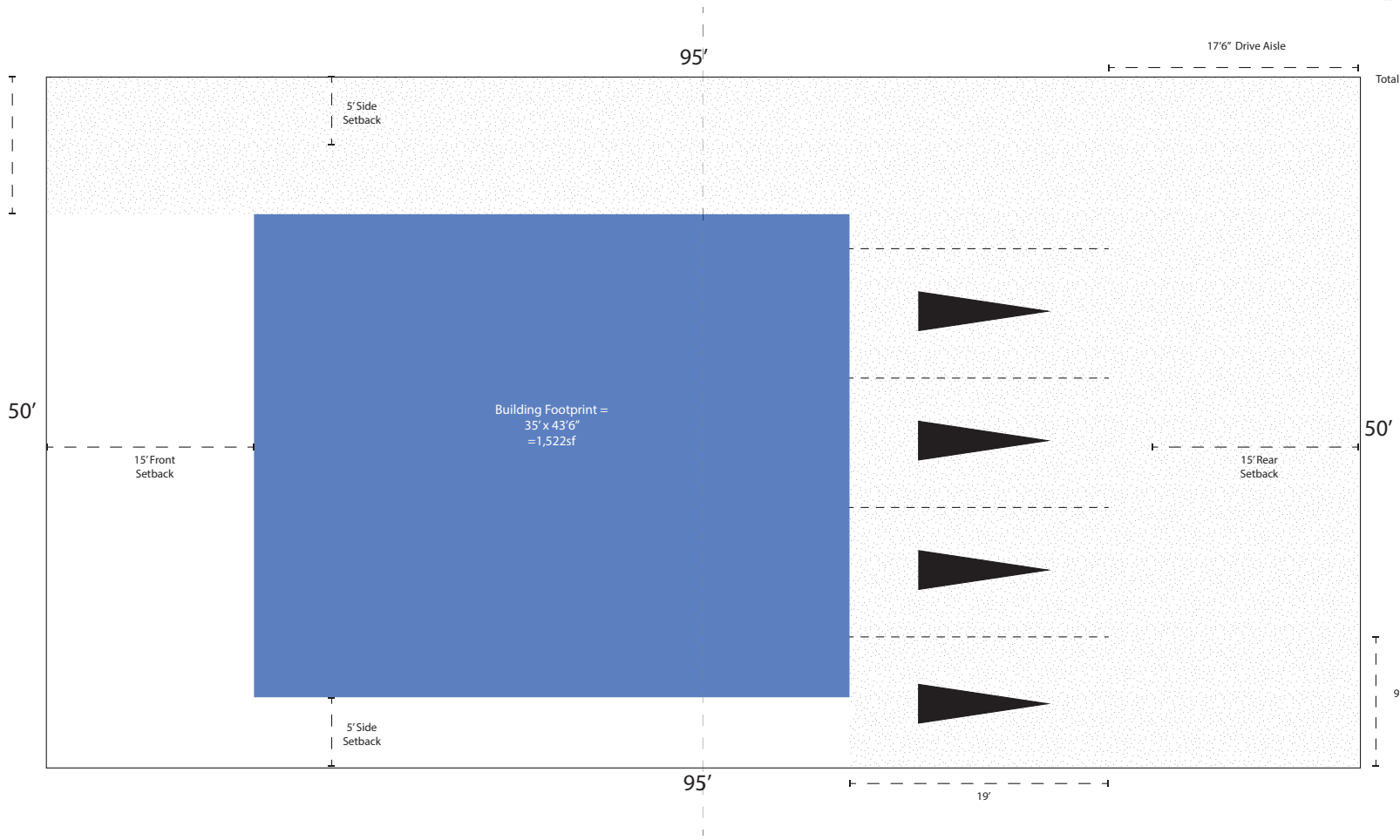
Suggested items for the Sketch Plan:

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?

Zone District - NCB
 Lot Area - 4,750
 Rear 50% Floor Area <= 33% coverage
 -Rear 50% = 2,375sf
 -33% coverage = 783sf
 -Building - 2 stories @ 35' x 11'
 -Proposed rear 50% sf= ~770sf

Total Square Footage = ~3,100sf

South Meldrum Street

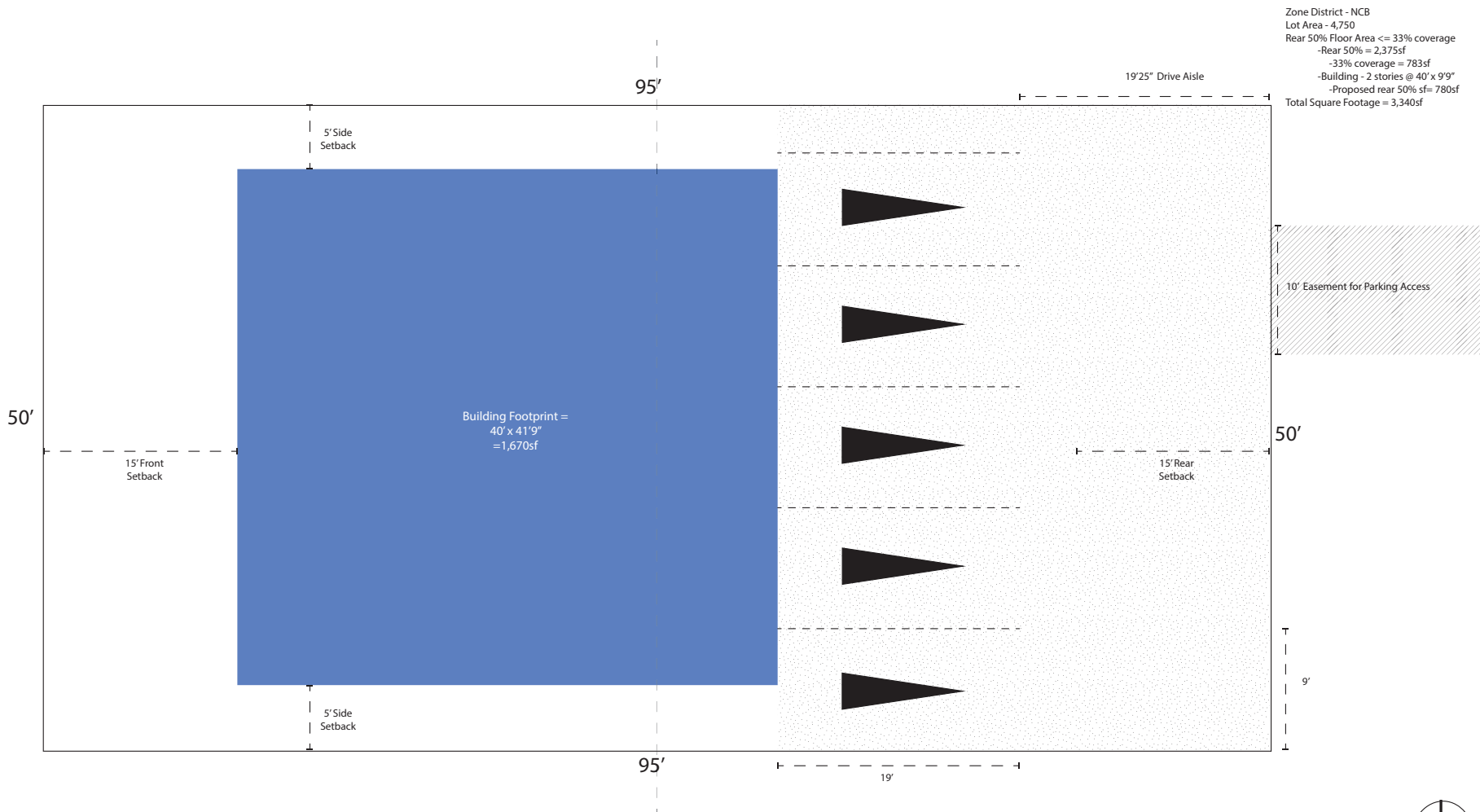


520 S MELDRUM

SITE PLAN



South Meldrum Street

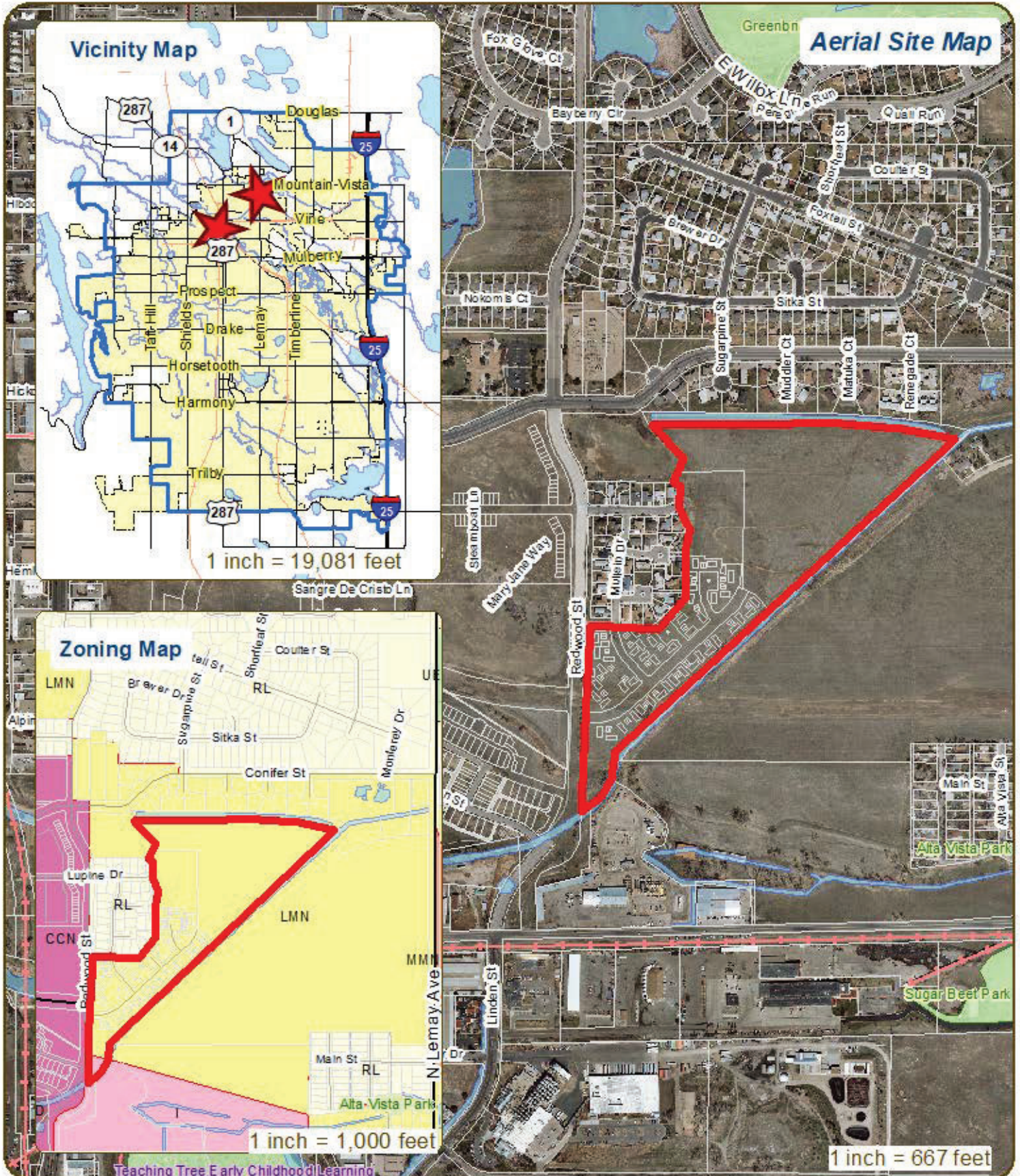


520 S MELDRUM

SITE PLAN



Redwood St & Suniga Rd Single-Family & Townhome Development



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

Stephanie Hansen - Consultant

Business Name (if applicable) Ripley Design, Inc.

Your Mailing Address 419 Canyon Ave. Suite 200

Phone Number 970-498-2977 Email Address stephanie@ripleydesigninc.com

Site Address or Description (parcel # if no address) Northeast corner of Suniga and Redwood formerly known as The Retreat

Description of Proposal (attach additional sheets if necessary) Single-family development. See narrative

Proposed Use Single family Existing Use Vacant

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

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? 100-yr

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land planning ■ landscape architecture ■ urban design ■ entitlement

May 27th, 2020

City of Fort Collins
Community Development and Neighborhood Services
281 North College Avenue
Fort Collins, CO 80522

RE: Redwood Residential Conceptual Review

Background

This project is on the same site as a former project called The Retreat at Fort Collins PDP. That project proposed multi-family for student housing purposes. This project moves in a new direction with the purpose of single-family housing in four different housing type options. The proposal focuses on the parcel to the north of Suniga (approximately 28 acres of land). The development is surrounded by residential development to the north, Lake Canal, the Larimer County Fleet Management site to the south, and Old Town North, Redwood Meadows, Aspen Heights to the west. The site was originally platted as part of Redwood Village.

Proposed Use

DR Horton is proposing to build between 200 – 220 residential units for sale and rent. The site is zoned LMN and the proposed density will be below the 9 DU/AC maximum density allowed in the zone district. The project will include a variety of building types including single-family detached, two family, two-family attached, and single family attached with diverse façade treatments. The single-family detached units and some of the two-family units are a product type called a casita. The dwelling is smaller than typical houses and does not include a garage. All dwelling units are intended to be sold or rented as a whole unit and not per bedroom. A pocket park is located in the center of the parcel and a future regional trail will be accommodated for along the Lake Canal. The project will use the adjacent neighborhood center located in Northfield to fulfil those standards.

Existing improvements and uses

The site is currently vacant.

Site circulation

The site plan proposes a system of public streets as well as street-like private drives. Along one of the private drives there is 90-degree parking facing the central park area and the casitas to the north. The casitas will require on-street parking because they do not have driveways or garages. These units are for rent and are located on the same large lot without individual property lines separating the units. They act as detached condominiums with the HOA taking care of all common areas. There are two off-street parking areas serving some of these units. The single family attached units and some of the two-family homes are alley loaded and have 19' long driveways and garages. Street connections are proposed to

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

Redwood, Suniga, and two connections to the approved Northfield project. An emergency access, if needed, is provided at Lupine Drive. This is not intended to be a through-street.

Site design and architecture

The site design responds to the unique shape by placing units along a loop road which is then surrounded by open space. This open space creates a buffer to the ditch and surrounding neighborhoods. A central park provides usable recreation space as well as an area for detention. There are two green courts where homes face open space rather than roads. These will be a minimum of 30' wide when a major walkway spine is needed.

The architecture utilizes a variety of styles common to Colorado, including Ranch, Farmhouse and Craftsman styles. Requirements for approval in the City of Fort Collins such as masonry percentages etc. will be considered as needed for approvals (if applicable).

Compatibility

The land to the west is currently single-family homes, to the east is vacant, and to the north is multi-family homes. This project is proposing several housing types intended for families which is compatible with the established surrounding neighborhoods. Still, an 80 foot to 90-foot buffer is proposed along the western edge of the project adjacent to the existing single-family homes. Our goal is to minimize the impact on the existing residences by not using Lupine Drive as a through street.

Stormwater detention, existing drainage patterns and treating run-off

The overall site drains in an easterly direction. The project is proposing two stormwater management facilities: one located in the middle of the project site, and the second located south of the planned location of Suniga Drive. While the location of the southern pond seems to lend itself to stormwater detention and open space, it is acknowledged that this location could be difficult with the existing utilities (3 water mains and the NECCO outfall) located within the ultimate right-of-way for Suniga Drive. Both stormwater management facilities will be designed with extended detention to provide standard water quality and will outfall into the existing NECCO outfall at a rate prescribed by the City. The project will also be designed to satisfy the City's LID requirements. An optimal location for LID is within the 50' Lake Canal setback. City to confirm that the previously approved drainage patterns from Redwood Village P.U.D., Phase I, can be maintained and that there is no detention encumbrance for off-site flows on the subject property.

Impacts to natural features

The irrigation ditch and wetland areas are required to have natural habitat buffer zones. These will be maintained or modified as suggested within the ecological characterization study (ECS). The ECS that was completed in 2018 stated that a few inactive prairie dog holes were existing but no wildlife was observed on site. Vegetation consisted of typical mixed-grass prairie, several Cottonwoods and the noxious weed Russian Olive. Additionally, no habitat for sensitive or specially valued species was found.

Fire sprinklers

The single family attached units will be sprinklered in accordance with the requirements of the City Fort Collins and the codes that are in place and enforced (if applicable).

Unusual factors that may restrict the proposal

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Street connectivity is the most unusual factor. The alignment of Suniga has cut off a small section of this property to the south. Intersection spacing criteria leaves it almost undevelopable. There are not any street stubs to the north. The eastern edge of the site is an irrigation ditch and the residents who live to the west would prefer not to have any street connections.

Previously submitted application

The Retreat was previously submitted by a different interested party with the intent of student housing. This is the first application submitted by D.R. Horton.

Questions for Staff

1. Streets that were platted as part of the Redwood Village Subdivision will need to be vacated. Can this process start sooner and run concurrently with this application?
2. Will the groundwater outfall be allowed to go into the NECCO as negotiated with staff previously?
3. Is the city still comfortable with the lift station proceeding as previously proposed with the Retreat PDP?
4. What APF (adequate Public facilities) will need to be mitigated for with the Vine and Lemay intersection improvements moving ahead?
5. An ECS for this property was submitted in 2018, would this still be considered valid?
6. Will a jurisdictional determination need to be made on the wetlands?
7. Will staff require a modification for on-street parking for the single-family detached homes in place of parking on individual lots?
8. What process is required for terminating Site and Landscape Covenants for the Redwood Village Phase II PUD?

