

Preliminary Design Review Agenda

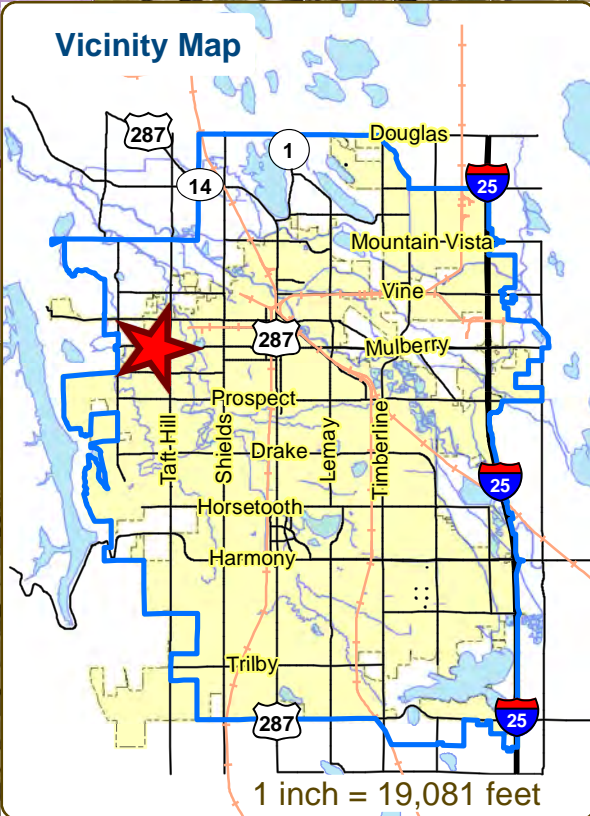
Schedule for 07/08/20

Wednesday, July 8, 2020

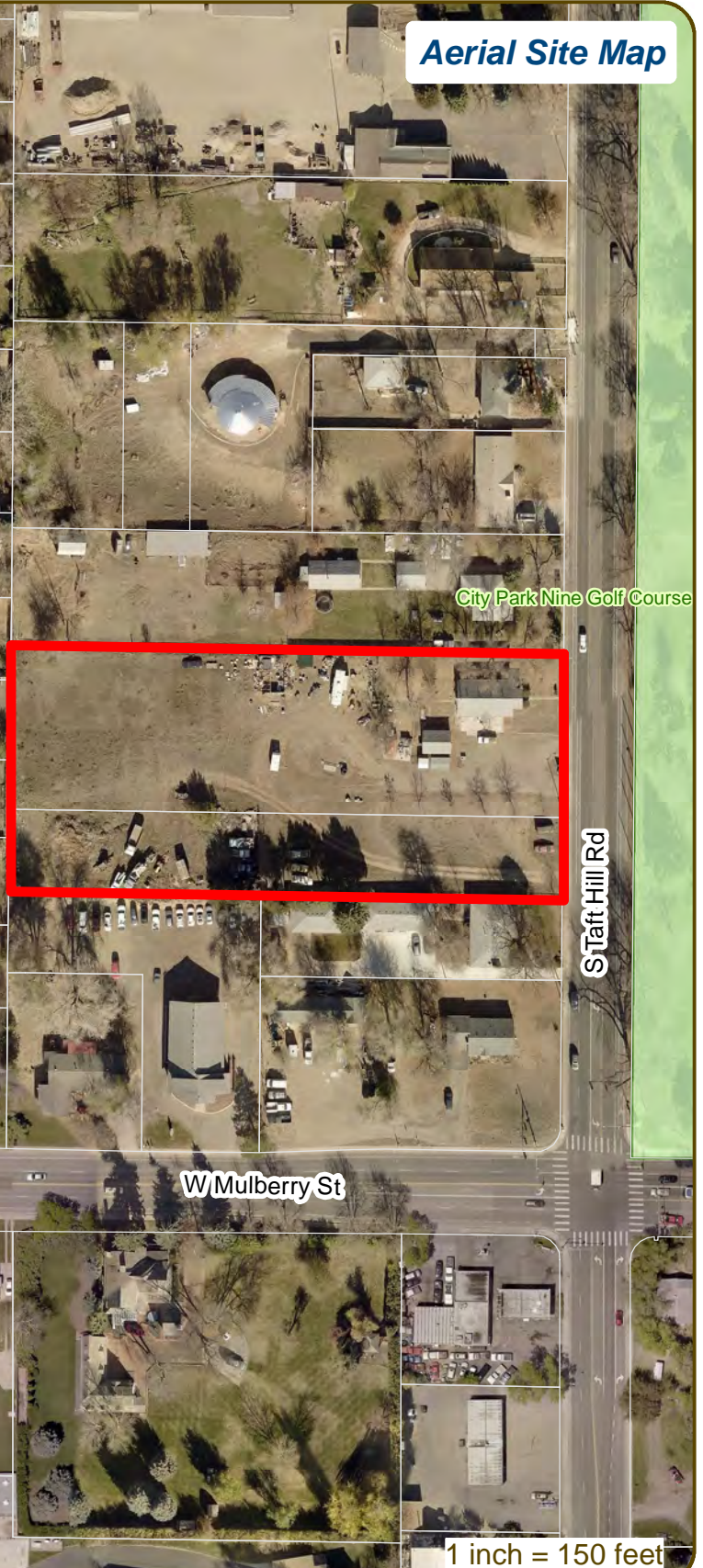
Time	Project Name	Applicant Info	Project Description	
8:30	325 S Taft Hill Rd Townhome Development PDR200012	John Beggs 970-581-4318 jbeggs@russellmillsstudios.com	This is a Preliminary Design Review for the development of a townhome project (including single-family, two-family and multi-family dwellings) at 325 S Taft Hill Road (parcel #9709404012, 9709404005). The site is located just north of Mulberry Street along South Taft Hill Road. There is an existing two-family building at the northeast corner of the site which would remain. The proposal includes 14 new units. The plan shows one main point of entry and a secondary access point for the development from South Taft Hill Road to the east. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Sylvia Tatman-Burruss Engineer: Dave Betley DRC: Todd Sullivan

325 S Taft Hill Rd Townhome Development

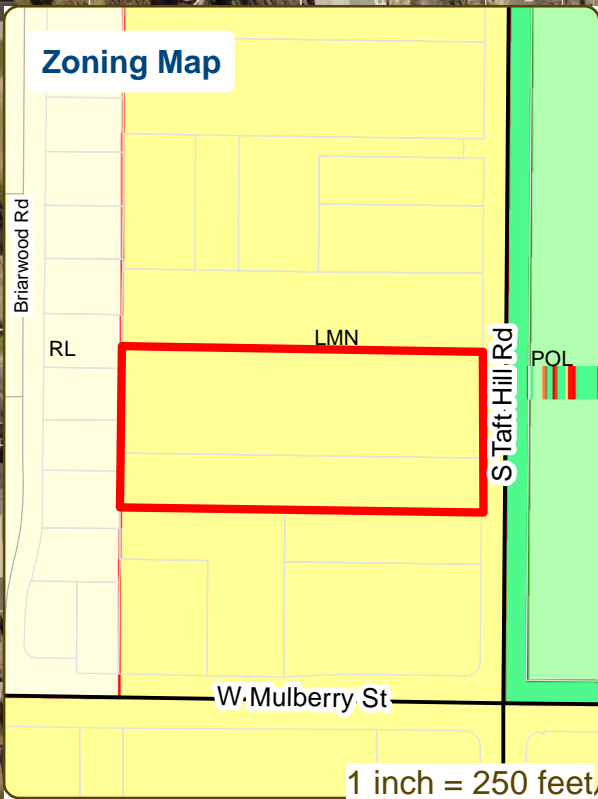
Vicinity Map



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 Wednesday at noon two weeks prior to the anticipated Wednesday meeting date**. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

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

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

Section to be filled out by City Staff

Date of Meeting _____ **Project Planner** _____
Submittal Date _____ **Fee Paid (\$500)** _____

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

Project Name Taft Hill development

Project Address (parcel # if no address) 9709404005 and 325 S TAFT HILL RD, FORT COLLINS, CO 80521

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____
John Beggs, Russell + Mills Studios - consultant

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 506 South College, Unit A

Phone Number 970-581-4318 **E-mail Address** jbeggs@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) _____
Adjacent lots for townhome development - shared street like private drive access

Zoning LMN **Proposed Use** Townhome development **Existing Use** Vacant lot/duplex building

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? High

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)

TAFT HILL DEVELOPMENT



Site Location

NTS

Site Plan

Proposed Use

The Taft Hill Development project is located just north of Mulberry Street along Taft Hill Road. The project would propose to combine two lots along Taft Hill Road. The first parcel is 0.8AC and has no habitable structures on site. The second would be to the north at 325 South Taft Hill Road - this lot has an existing duplex building on site. There are other smaller accessory buildings on site.

The two lots shown on the proposal are zoned LMN (Low Density Mixed-Use Neighborhood Zoning) with a minimum density of 4 DU/AC and a maximum of 9 DU/AC.

The southern lot labeled parcel# 9709404005 is 0.8AC. The lot to the north, labeled 325 South Taft Hill Road is 1.6AC. Ownership for the southern lot would remain as is and units/buildings would be planned as shown on the concept plan. The total number of units on the southern lot would be 7.

The northern lot would have a shared ownership between the owner of the south parcel and 325 South Taft Hill Road. The north lot is approx shown as 1.6AC. The total number of units as shown on the concept plan would be 7 units.

There is an existing duplex building at the north east corner of the plan - it would be to remain as is. It would also be platted to be on its own lot. The goal being to isolate ownership for that building/units.

Access/Circulation

The plan shows one main point of entry for the development. The secondary entry would be to the south for the smaller parcel and emergency access if needed. The main shared entry would be towards the middle of the two lots combined frontage along Taft Hill Road. This would be planned as a street like private drive. It would be a 24' wide road with parallel parking along both sides with detached sidewalks and a tree lawn. This private drive would lead to

TAFT HILL DEVELOPMENT

the Pennsylvania ROW to the west. The project would dedicate the 57' foot ROW for Pennsylvania Street. The design team/owner would like to discuss exactly what would need to be constructed for Pennsylvania Street.

The design team would like to understand how the City would like to handle the front yard setback for the units on the smaller parcel to the south. The setback along the front of the building would be approx 10' off of the property line to the north. The required 15' front yard setback would inhibit any development and would be very difficult to achieve the minimum density required for this zone district. Would the 15' setback be required? OR could the plan show the 10' or less? Could it be treated as a sideyard setback?

Its the applicants understanding that the City would like to see lot consolidation along this part of Taft Hill. The owner is trying to make a modified consolidation, but would like to keep the smaller lot under separate ownership from the larger lot to the north. The street like private drive would be platted/planned as a shared access between the two lots.

Overall Design Intent

The overall design intent for the development is to create an affordable alternative to a single family home. The development would focus on creating a small neighborhood feeling from the entry off of Taft Hill Road through to the west, by fronting the building porches along the sidewalk and public areas of the development.

Compatibility with Surrounding Area

The architecture will complement the existing residential neighborhood.

Lighting

All lighting within the residential area will meet City of Fort Collins requirements.

Planting, Lawn, and Street Trees

Street tree plantings will be located within the tree lawns with detached sidewalks. Native and low water plant species will be utilized throughout the site. Foundation planting will be planned around the buildings.

Fencing

Fencing will be provided along all property lines around the site. This will be to provide privacy for the existing residents adjacent to the project.

Engineering

Stormwater Detention

Stormwater detention will be handled through underground storage and water quality.

The property is located in the high risk City floodplain. The buildings entries, etc would be 18" above the minimum base flood elevation. The concept plan outlines the area of floodplain.

Architecture

The duplex architecture will complement the existing residential neighborhood to the west and other architecture to the north and south. A more craftsman style of architecture would be planned for the development.

TAFT HILL DEVELOPMENT



Density Breakdown			
	Area of lot (Acres)	Number of Units	Density (Gross)
325 South Taft Hill Road	1.6 AC	7	4.38
Parcel # 9709404005	0.8 AC	7	8.75

