

Preliminary Design Review Agenda

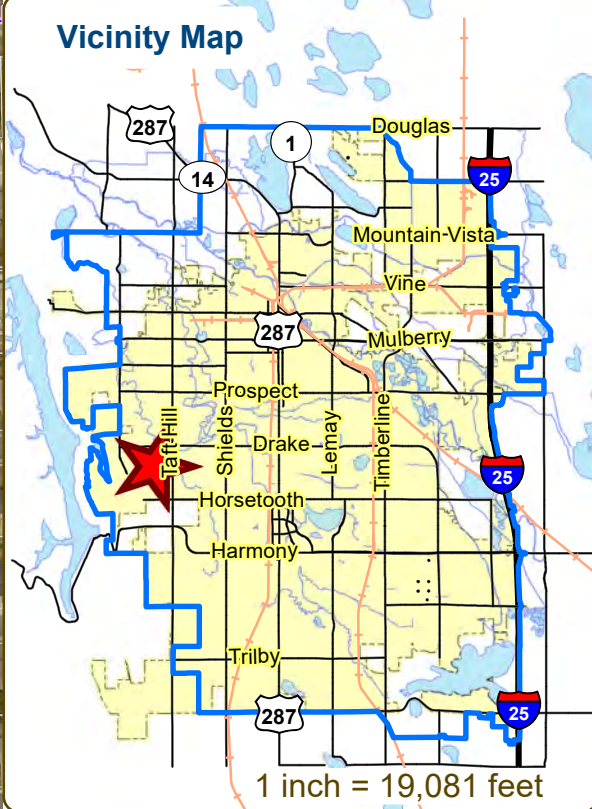
Reschedule for 08/26/20

Wednesday, August 26, 2020

Time	Project Name	Applicant Info	Project Description	
8:30	2800 S Taft Hill Rd Townhomes PDR200013	Vanessa Cantelmi 720-427-4090 Vanessa@altitudelandco.com	This is a Preliminary Design Review for the development of approximately 5 acres into a multi-family townhomes 2800 S. Taft Hill Road (parcel #9727205004). The site is located south of W. Drake Road, east of S. Taft Hill Road, and north of Hull Street. Future access will be taken from Hull Street to the south. The proposal includes 84 dwelling units across 11 buildings. The site is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to a Planning & Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: TBD DRC: Tenae Beane

2800 S Taft Hill Rd Townhomes

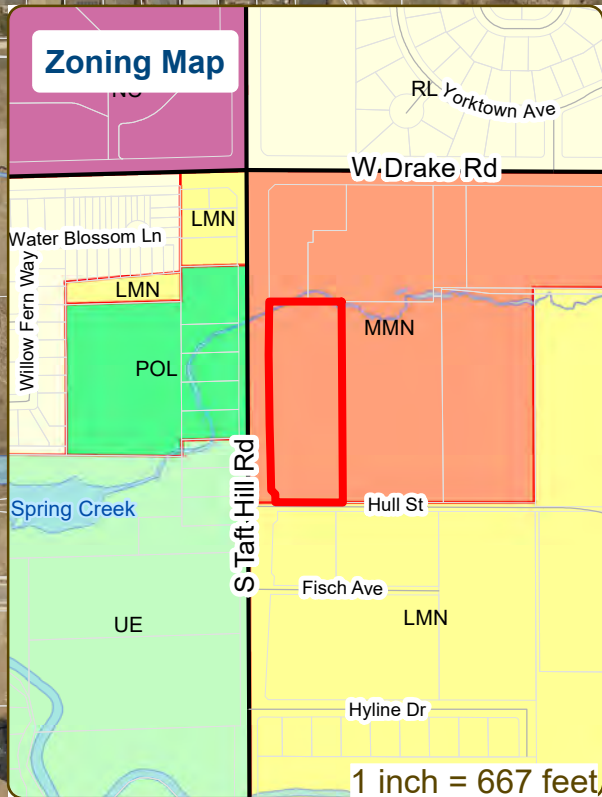
Vicinity Map



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)

- 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

Property: 2800 S. Taft Hill Road

Subject: Conceptual Site Plan for the “Taft Eighty-Four” Townhome Development

Project Narrative

To Whom It May Concern:

The “Taft Eighty-Four” townhome project is a new multifamily townhome development consisting of eighty-four (84) new townhomes over 11 buildings on a ~5-acre site.

Each building shall contain approximately 1,500 – 1,800 square feet over three stories, with each unit containing the following:

- First Floor: 2-car garage, study, $\frac{3}{4}$ bath
- Second Floor: Kitchen, living area, dining area, powder room
- Third Floor: 2-3 bedrooms and 2 bathrooms
- Roof Deck: To be determined upon concept review

Vehicle circulation is being achieved in a “loop” fashion, where all streets/alleys are connected to the southeast point of access, with no “dead end” streets or alleys. Pedestrians are able to access all portions of the site via a system of interconnected walkways, including three pedestrian access points to/from S. Taft Hill Road on the East and two pedestrian access points to/from Hull Street on the south side of the development.

The existing property is currently farm-type land surrounded by low-scale residential neighborhoods. This property is predominately comprised of native grasses, with trees along the perimeter of the property, including at the north side at Spring Creek. The plan would be to leave most of the trees intact, and the new buildings shall be constructed in a manner to promote surface articulation. We will integrate the building designs with the slope of the land, and combined with the slope easement along the western side of the development, we intend to reduce the massing impact of the buildings from the street as the development moves northward and slopes down towards Spring Creek.

The existing property drains north towards Spring creek. The intent is to keep the historic drainage patterns and place the extended detention basin in the northern portion of the property. The proposed runoff will be treated the extended detention basin.

It is the intent that all buildings shall be sprinklered, with any additional fire requirements being met upon plan review.

There has been a previous submittal by another firm, however this proposal is new and unrelated to the previous submittal in both form and function.

Design Approach:

This development shall be designed as “traditional” with contemporary elements in an effort to blend into the surrounding predominantly traditionally-designed low-scale residential neighborhoods - but in a multifamily, multistory context.

Each unit shall be oriented towards S. Taft Hill Road, and no structures are proposed within the existing western slope easement.

Examples of potential design:



Development Questions:

1. Fire truck access – we show a 660' diameter before a second access to public ROW is required, so we are proposing a “loop” within the site. Is this an acceptable alternative to providing a secondary access being that we have a slope easement along the entire west side of the development that will exceed fire truck access drive slope maximum?
2. When will aerial fire access be required, if any, since the buildings will be sprinklered?

Kind Regards,

A handwritten signature in black ink, appearing to read 'P. Minor'.

Paul Minor, Principal
Blackstone Architecture, Inc.

TAFT EIGHTY-FOUR TOWNHOMES

2800 TAFT HILL ROAD

FORT COLLINS, CO 80526



CIVIL | SURVEY | PLANNING | LANDSCAPE
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DENVER, CO 80216

2727 N. CASCADE AVE., SUITE #160
COLORADO SPRINGS, CO 80907

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INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

TAFT EIGHTY-FOUR TOWNHOMES

DEVELOPMENT PLAN

2800 TAFT HILL ROAD

CITY OF FORT COLLINS, STATE OF COLORADO

19-212

NOT FOR CONSTRUCTION

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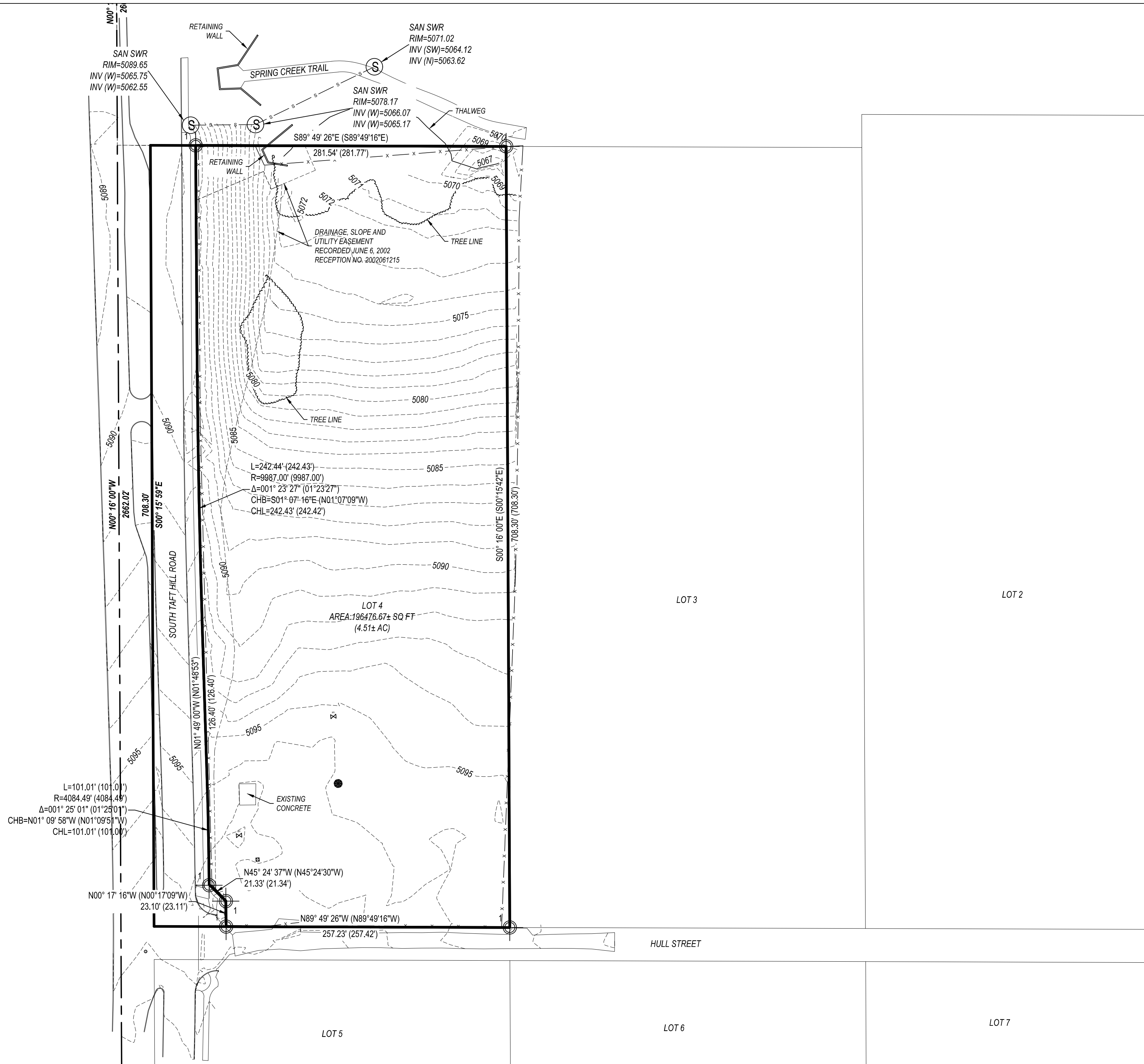
NO.	DATE	REVISION:	BY
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DATE: 7-30-2020
DRAWN BY:
CHECKED BY:

EXISTING CONDITIONS PLAN

ECP

SHEET 01 OF 01



GENERAL NOTES:

- FIELD WORK PERFORMED IN MARCH 2020.
- TITLE COMMITMENT N0026314-010-T02-ES, EFFECTIVE DATE OF FEBRUARY 28, 2020 WAS RELIED UPON IN PREPARATION OF THIS SURVEY.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST, AS BEARING S00° 15' 53" E BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 / 92, A DISTANCE OF 2662.22 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
- ALL MEASUREMENTS IN PARENTHESES ARE PER PLAT. ALL MEASUREMENTS IN BOLD ITALICS ARE AS MEASURED IN THE FIELD.
- ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
- BENCHMARK:** ELEVATIONS ARE BASED A CITY OF FORT COLLINS BENCHMARK LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF TAFT HILL ROAD AND DRAKE ROAD IN A CONCRETE TO A LARGE POWER TOWER. ELEVATION = 5094.16 (NGVD88).

LEGAL DESCRIPTION:

LOT 4, SUBDIVISION OF A PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., SAVE AND EXCEPT THAT PORTION OF SUBJECT PROPERTY PREVIOUSLY CONVEYED TO THE CITY OF FORT COLLINS IN AMENDED RULE AND ORDER RECORDED JUNE 6, 2002 UNDER RECEPTION NO. 2002081215, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

LEGEND:

	SET #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED 'ALC PLS 37969'
	EXISTING CONTOUR
	WATER VALVE
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	TREE LINE
	FENCE
	TREE
	ELECTRIC BOX

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

