

Preliminary Design Review Agenda

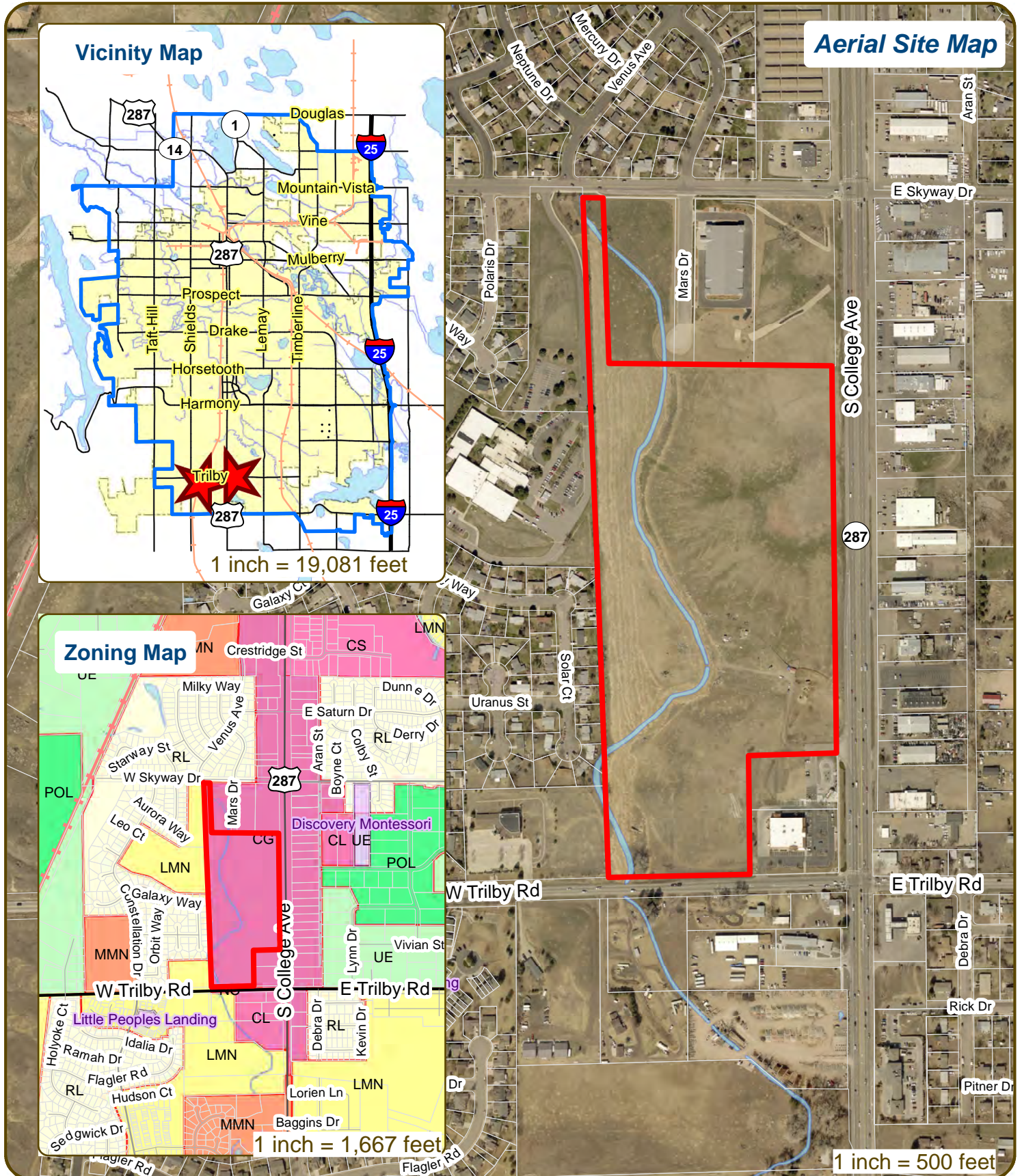
Schedule - 01/13/21

This meeting will be conducted via Zoom web conferencing.

Wednesday, January 13, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	6301 S. College Ave Mixed Residential Development PDR200017	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a request to develop a mixed residential community with approximately 417 dwelling units (78 single-family attached, 80 two-family, and 250+ multi-family) at 6301 S. College Avenue (parcel #9611400003). Proposed access through the development will be taken from Mars Drive which connects with Skyway Dr to the north and W Trilby Road to the south. Additional access will be provided to S College Ave to the east. The property is within the General Commercial (CG) zone district and is subject to a Planning and Zoning Board (Type 2) review. NOTE: A previous PDR submittal for the project can be found under project # PDR200004.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Todd Sullivan

6301 S College Ave Mixed Residential Development



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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 5 pm, two weeks prior to the 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 6301 S. College Ave.

Project Address (parcel # if no address) 6301 S. College Ave.

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

Business Name (if applicable) Norris Design

Applicant Mailing Address 244 N. College Ave #130

Phone Number 970-409-3414 E-mail Address rmcgreen@norris-design.com

Basic Description of Proposal (a detailed narrative is also required) Please see attached letter and concept plan.

Zoning GC Proposed Use Residential - Existing Use Vacant land

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

Age of any Existing Structures

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required. Info available on Larimer County's

Increase in Impervious Area Approximately 50% S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

December 23, 2020

City of Fort Collins
281 N. College Avenue
Fort Collins, CO 80524

Re: 6301 S. College Ave. – Preliminary Design Review Narrative

To Whom it May Concern:

On behalf of the Applicants, United Development Companies and Miller Real Estate Investments, we are submitting these materials for a Preliminary Design Review for the property located at 6301 S. College Ave. Attached you will find a concept for a mixed-use neighborhood that proposes townhome, paired homes, and multi-family options. We request this Preliminary Design Review meeting to further discuss the detention/drainage concepts, the various housing types, uses proposed, and other site design considerations.

In response to the City's Preliminary Design Review Narrative questions, we are providing the following responses:

(a) What are you proposing/use?

Proposed is a mixed-residential community providing a variety of housing options not currently found within this area of Fort Collins. In line with City development standards this community is proposing 3 distinct housing types:

- Housing Type: Single-Family Attached Townhomes
 - ~ 78 for-sale and/or for rent alley loaded townhomes
 - Min. 20' x 60' lots
 - Buildings contain 5- 6 units per building
- Housing Type: Duplex/Paired Home
 - ~80 for-sale and/or for rent alley loaded, units
 - Min. 25' x 80' lots
- Multi-family dwellings
 - Approximately 250+ units
 - Ultimate design and layout TBD

Additionally, provisions have been made to address other considerations as identified by the Applicant and the City of Fort Collins, they are as follows:

- Mars Drive – This collector road is shown as connecting with W. Trilby Road on the south and Skyway Drive on the north. (Assuming there is an agreement in place to extend Mars Drive to our property.)
- College Ave. – A connection to College Ave. from Mars Drive has been included within the concept. The southernmost access will serve this project as well as the existing commercial uses to the south.
- Trail Corridor – A min. 50' wide corridor along the western boundary has been provided that will contain a future regional trail corridor as well as contain the easement for the existing underground irrigation ditch.
- Detention/Habitat Area – The plan works to incorporate the City's plan for solving detention issues for the area while also preserving/enhancing and providing buffering to an environmentally significant area.

(b) What improvements and uses currently exist on the site?

The site is currently vacant land and is used for grazing of livestock. The North Loudon Ditch Company has an irrigation pipe located along with western edge of the site.

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

The plan builds off surrounding vehicular circulation extending Mars Drive through the site as the main north-south drive providing access from Skyway Drive (Assuming there is an agreement in place to have Mars Drive extended to our property line) to the north and W. Trilby Road to the south.

The site will feature one access point off of S. College Ave. Pedestrian connectivity is extended from Mars Drive through the site and along all surface roads. These sidewalks are part of a larger system of community trails that expand pedestrian connectivity throughout the site. The plan includes a trail corridor aligned with the proposed Skyridge Trail identified in the South College Corridor Plan.

(d) Describe site design and architecture.

The plan calls for the development of alley-loaded duplex and townhome residential units on the west side of Mars Drive. These units will front green spaces or adjacent roads. Extensive connectivity to a central amenity space as well as the regional trail corridor is also proposed.

To the east of Mars Drive, a future multi-family development is proposed. The ultimate layout is not known at this time but access to this parcel will come from Mars Drive as well and the College Road connector on the south side of this parcel.

A smaller flex piece is currently shown towards the south side of the project, this parcel may become part of the multi-family, another residential type, or a non-residential use.

An environmentally sensitive area adjacent to College Ave. has been identified, and proper steps to buffer this space have been accounted for in this preliminary concept.

The architectural design of the units is still in the conceptual phase, but we plan to use a mix of architecture and materials to meet the intent of the City's requirements.

(e) How is your proposal compatible with the surrounding area?

The community is surrounded by a mix of residential and commercial uses. This proposal provides a transition between the lower intensity single-family residential development to the west and the commercial uses on the east side of College Ave. by incorporating medium-level density residential throughout the majority of the site, with more dense multi-family housing located on the eastern area side adjacent to College Ave. The addition of rooftops to the area will support the existing and future commercial businesses in the area.

(f) Is water detention provided? If so, where? (show on site plan)

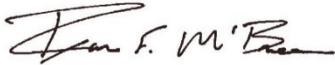
Water detention is conceptually shown on two locations on the attached concept plan. One is centrally located adjacent to College Ave. in the property's low point, the second is currently shown further south adjacent to College Ave at the existing shared entrance to the south. These two detentions ponds are planned to be connected with an open ditch.

- (g) How does the site drain now (on and off site)? Will it change? If so, what will change?**
The site currently drains generally to the northeast and east. Future plans will continue to allow water to generally move in the current direction as it is now.
- (h) What is being proposed to treat run-off?**
The full scope of how run off will be treated has not been determined yet at this stage in the design process. However, as shown, we are proposing a series of detention ponds based on the City's Master Drainage Plan. Water quality treatment will be provided for all onsite areas with detention in accordance with the City's Selected Plan for the Stone Creek basin.
- (i) How does the proposal impact natural features?**
Adjacent to College Ave. is a low spot where water has collected over the years. We have reason to believe there may be non-jurisdictional wetlands in this area. Additionally, there formerly was an irrigation canal that snaked its way through the site, this ditch has since been realigned and buried along the western boundary of the property. The former canal alignment remains, but water no longer runs through this channel, with this development the unused ditch will be filled in. Should future applications be pursued the applicant intends to prepare an ECS in accordance with City of Fort Collins requirements and areas will be mitigated for, as required.
- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?**
There are no existing structures to remain. All new construction will follow PFA requirements for building sprinklering.
- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?**
This is a unique site that poses many opportunities and challenges which we believe have be addressed with these latest concepts.
- (l) Have you previously submitted an application?**
No, this developer has not submitted a previous application for this property.
- (m) What specific questions, if any, do you want addressed?**
1. Alignment of Mars at Trilby Road. Current plan shows alignment with easement on south side of Trilby Road. Is there opportunity to push west further or east (perhaps shared entrance with commercial property)?
 2. Is there an agreement by other parties to extend Mars on the north from Skyway to this property line as it currently does not extend to our property line?
 3. Traffic plans allow for another access at the north end of our property. Our assumption is that the owner of the property to the north may avail themselves of that access.
 4. Confirmation on the required # of housing types? Currently requirements state 1 type for less than 16 acres, 2 types for 16 -30 acres, and 3 types for more than 30 acres. While the entire property is nearly 40 acres, when considering the area lost to ROW development, Trail Corridor, and Environmental Mitigation, the developable area is less than 30 acres, would it make sense that two housing types would be required? Clarification would be appreciated.
 5. Wetland mitigation options. Is there opportunity to:
 - move offsite or pay cash-in-lieu?
 - mitigate elsewhere on site?
 - Buffering options? (How does that 100' requirement apply – average or strict distance or other?)
 6. Stormwater Lines in place under College Ave. As noted in previous PDR notes there are two

lines running un College Ave from this property. We assume we have the ability to utilize them, correct? What else should we be aware in regard to these lines?

Thank you very much for your time and attention to this proposal. We appreciate the opportunity to collaboratively work with you further on this proposed development.

Sincerely,
Norris Design



Ryan F. McBreen
Principal



Lot Summary

- 80 Duplex-Rear Loaded Lots (25' x 80')
 - 78 Townhomes-Rear Loaded Lots (20' x 60')
 - 259 Multi Family Units (24 DU)
- 417 Total Units**

Site Summary

39.2 Total Acres
10.6 DU/AC

Graphic and density projections are for illustrative purposes only and subject to change as planning and design is further developed.

