

Preliminary Design Review Agenda

Schedule for 01/27/21

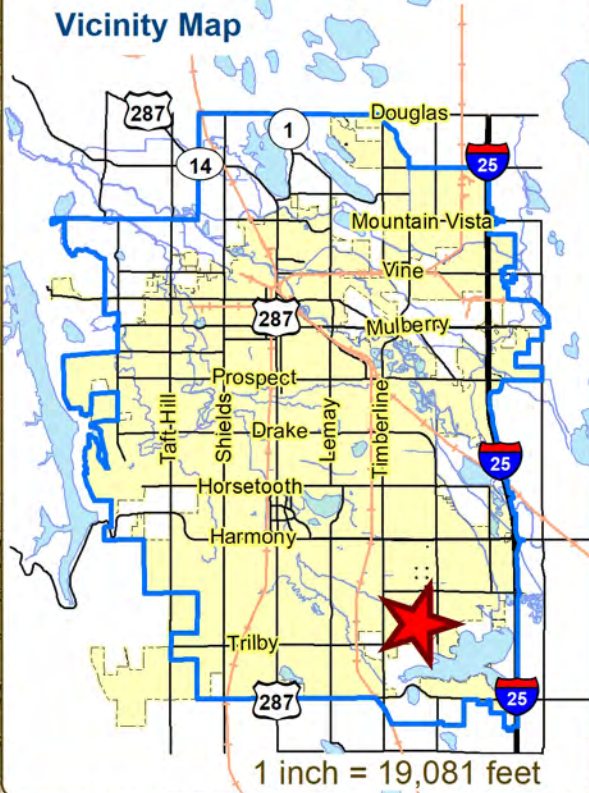
Meetings hosted via Zoom Web Conferencing

Wednesday, January 27, 2021

| Time | Project Name | Applicant Info | Project Description | |
|------|---|--|--|---|
| 8:30 | Kechter Farm Mixed-Use Townhome Development PDR210001 NOTE: A Conceptual Review Application for this site was submitted on 09/15/2020. Previous comments for that proposal can be found under CDR200073. | Sam Coutts 970-224-5828 sam.coutts@ripleydesigninc.com | This is a request to develop 26 single-family attached (townhome) dwelling units and 1 mixed-use dwelling unit at the southwest corner of Ziegler Rd and E Trilby Rd (parcel # 8608420001). The proposal includes 63 on-site parking spaces. The project is located directly east of the Ziegler Rd and directly south of E Trilby Rd. Access is taken from the E Trilby Rd to the north and Ziegler Rd to the east. The property is within the Low Density Mixed-Use Neighborhood (LMN) and zone district and is subject to Administrative (Type 1) Review. | Planner: Clark Mapes Engineer: Dave Betley DRC: Tenaé Beane |

E Trilby Rd & Ziegler Rd Townhome Development

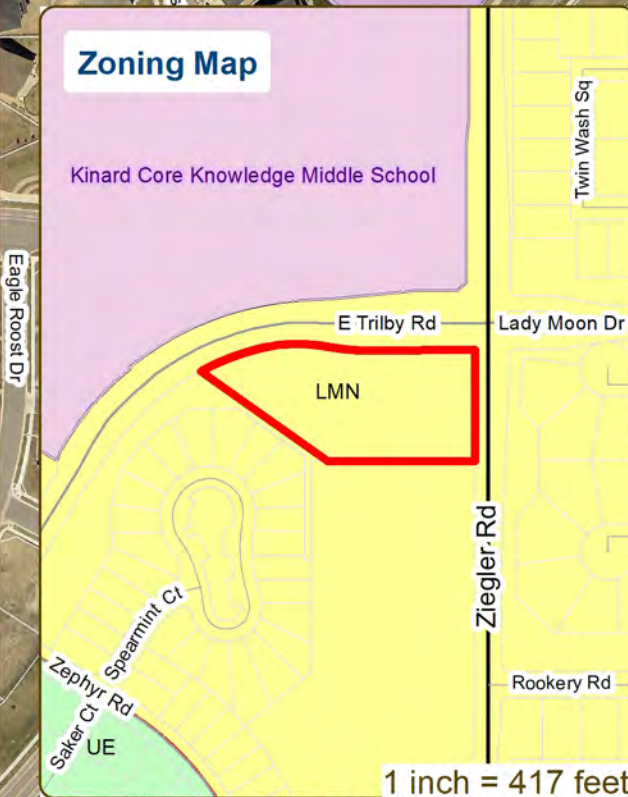
Vicinity Map



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 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
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January 13, 2021

Kechter Farm Mixed-Use Townhomes

Project Narrative

What are you proposing/use?

The Applicant is proposing to develop 26 Town Homes on the property, one mixed-use dwelling unit and an outdoor gathering place with seating and a shelter. Including the mixed-use dwelling unit the project density for this last phase of Kechter Farm is 9.54 DU/AC. The LMN District allows an overall project density between 4 and 9 DU/AC, however, a single phase may have a maximum of 12 DU/AC, provided that the overall density doesn't exceed 9 DU/AC. The previous phases of Kechter Farm include 415 dwelling units on 167 acres of land resulting in a density of 2.5 DU/AC. With this project the overall density becomes 2.6 DU/AC. The lower density was allowed because the previous phases were developed in the County prior to annexation.

When the original Kechter Farm was developed, it was approved with the stipulation that this parcel would contain land uses that together with Kinard Middle School would fulfill the requirement for a Neighborhood Center. As defined in the LUC, a Neighborhood Center shall consist of a combination of two nonresidential uses and an outdoor space. Kinard Middle School, along with a mixed-use dwelling unit comprise two nonresidential land uses and the pocket park proposed at the west end of the parcel fulfills the requirement for an outdoor space.

What improvements and uses currently exist on the site?

The site is currently undeveloped.

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

The small 2.83-acre site has two access points. One located on Trilby Road, approximately 60 feet west of the median in Trilby Road. The second access point is on Ziegler approximately 240 feet south of Trilby. The two access points are connected with a 24-foot wide, private drive that essentially serves as an alley. Each dwelling unit has a two-car garage that faces the alley. In addition, there are 9 surface parking spaces and most of the units have driveway tandem spaces as well.

All the buildings are within 200 feet of a public sidewalk with the exception of one 4-plex building that is located to the interior of the site. A major walkway spine is provided along the southern side of the property bringing that building into compliance with connectivity standards as well as serving as an additional recreational trail for the Kechter Farm neighborhood.



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Describe site design and architecture.

The Modern Farm House architecture features a variety of roof planes and building height changes creating multi-faceted buildings. Building materials include asphalt shingles, lap siding, timber framing, board and batten siding and brick.

How is your proposal compatible with the surrounding area?

The surrounding area is comprised of small, medium and large single-family houses with very little attached housing. The proposed project will add to the housing diversity in the area. In addition, the pocket park will add an outdoor gathering space to the Kechter Farm neighborhood.

Since the project provides ample parking, and a significant buffer along adjacent properties, we don't anticipate any negative impacts to the surrounding neighborhood.

Is water detention provided? If so, where?

How does the site drain now (on and off site)? Will it change? If so, what will change?

What is being proposed to treat run-off?

The Applicant is aware that this site is part of Kechter Farm PLD Filing 1 and must conform to the drainage design of the approved development plans. It is also our understanding that onsite detention, water quality, and LID have been provided for this site as part of the overall Kechter Farm project previously approved in the County. The project civil engineer, recently added to the team, will review this assumption, and will respond to these questions at the PDR meeting.

How does the proposal impact natural features?

There are no natural features impacted by this proposal.

Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

There are no existing buildings on the site. All new buildings will be equipped with automatic fire sprinkler systems.

Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

There are no unusual factors that we are aware of at the present time.

Have you previously submitted an application?

This Applicant has not submitted a previous application, however, another party submitted a Conceptual Review application for a proposed project on this property in September 2020. Our Team has reviewed those comments and tried to address them in this application.



What specific questions, if any, do you want addressed?

PLANNING:

The project proposes to have individual trash pickup for each dwelling unit rather than a shared trash enclosure. The HOA will require that trash receptacles are stored in the garage except for trash pick-up days. Does the City staff have any objection to this proposed plan?

ENGINEERING:

1. Will this development be required to contribute to the future roundabout at Ziegler and Trilby? Just ROW? We have hired Sean Kellar with Kellar Engineering for the Traffic Study
2. Can we get an estimate on the TDR Fee
3. Can the City Staff verify that there are no reimbursement agreements that would affect the development of this property?

STORMWATER:

1. Have the stormwater improvements required of Kechter Farm been fully satisfied by that developer? Specifically the Kechter Farm Filing 1 PLD

ELECTRIC ENGINEERING:

1. Is Connexion available to this site?

ENVIRONMENTAL PLANNING / FORESTRY:

1. The only trees on this site were planted for temporary aesthetics by the original developer a few years ago - are we permitted to move and re-orient these trees and still use them without being required to mitigate for them? Do these brand new trees still have to follow the nesting season?

BUILDING DEPARTMENT:

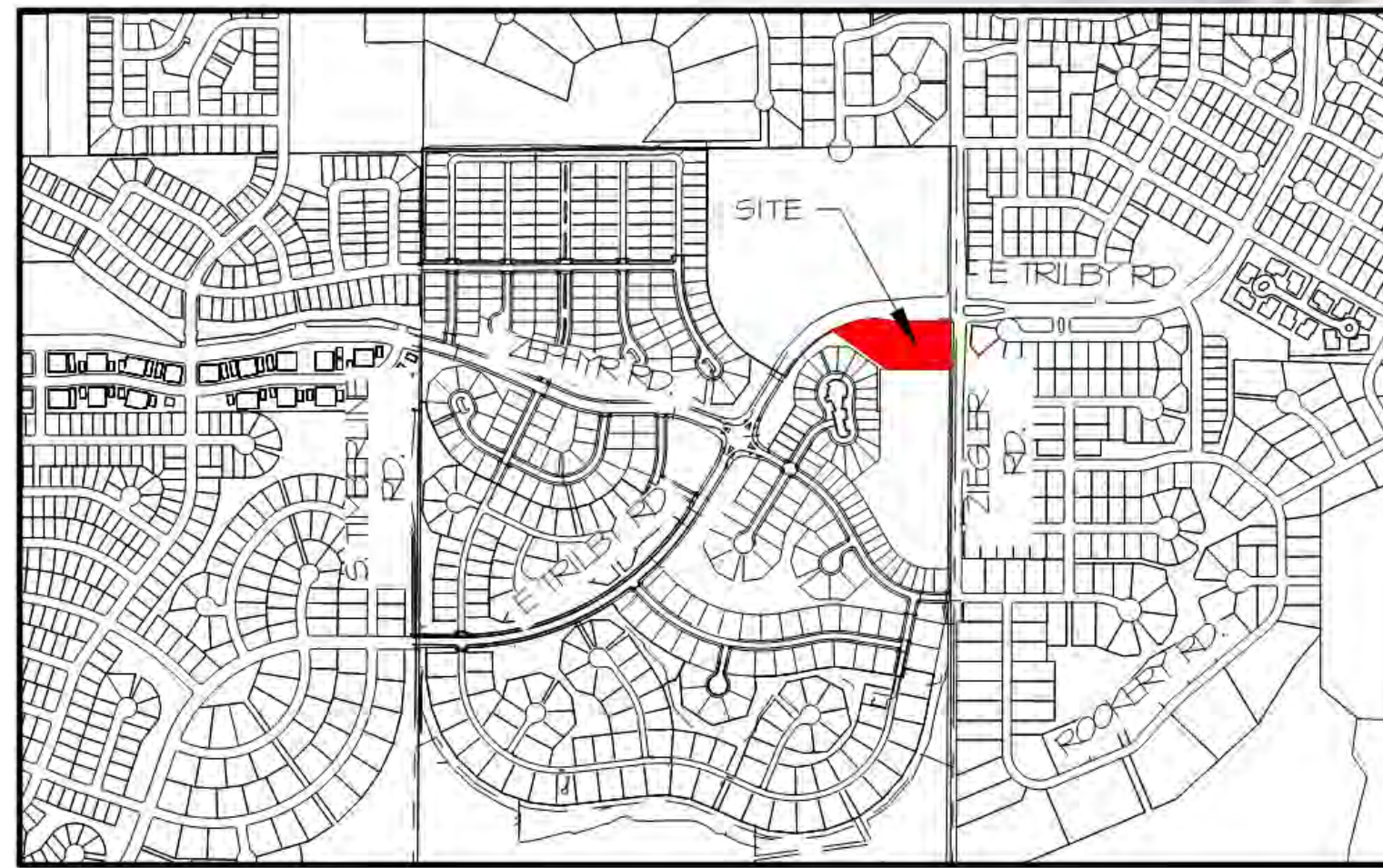
1. Will these units be required to have individual unit water/sewer services or are building services permitted?
2. When are building permit application submittals permitted? Can we submit for review prior to complete infrastructure?



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VICINITY MAP

SITE DATA

EXISTING ZONING: LMN
SITE AREA: 2.83 AC

| BLDG. TYPE | QTY. |
|---|------|
| 2-STORY SINGLE FAMILY ATTACHED (5-PLEX) | 3 |
| 2-STORY SINGLE FAMILY ATTACHED (4-PLEX) | 3 |
| TOTAL DWELLING UNITS | 27 |

| PARKING | QTY. |
|----------------------------|------|
| GARAGE SPACES (2 PER UNIT) | 54 |
| SURFACE PARKING | 9 |
| TOTAL PARKING SPACES | 63 |



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| REVISIONS | | |
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ELEVATIONS
(5-PLEX)

A3



1 FRONT ELEVATION (5-PLEX)
1/8" = 1'-0"



2 REAR ELEVATION (5-PLEX)
1/8" = 1'-0"



3 LEFT ELEVATION (5-PLEX)
1/8" = 1'-0"



4 RIGHT ELEVATION (5-PLEX)
1/8" = 1'-0"

NOTE: ALL BUILDINGS ARE INTENDED TO HAVE THE SAME EXTERIOR FINISHES AND COLORS. EMPHASIS ON THE ARCHITECTURAL FORM, MASSING, AND PLACEMENT OF THE EXTERIOR SIDING TEXTURES ARE INTENDED TO PROVIDE UNIQUENESS AND VARIETY BETWEEN INDIVIDUAL UNITS.

ENCLAVE AT EAGLE BROOK MEADOWS TOWNHOMES

BUILDING 3 (5-UNITS)

