

# Conceptual Review Agenda

Schedule for 02/18/21

Meetings hosted via Zoom Web Conferencing

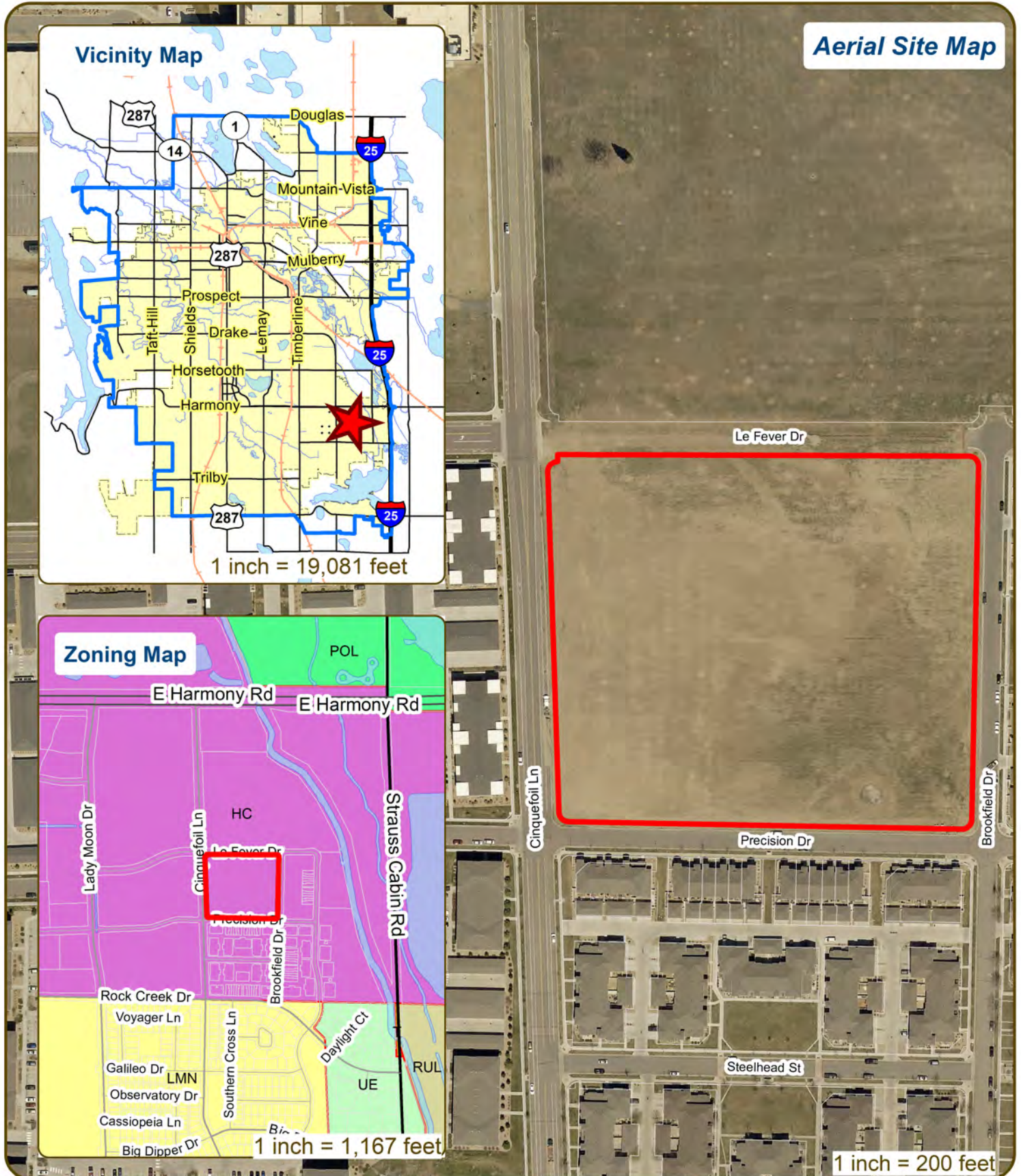
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## Thursday, February 18, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	Cinquefoil Ln & Precision Dr Multi- Family Dwellings  CDR210012	Adam Kantor 303-832-4474 adamk@kephart.com	This is a request to develop 240 multi-family dwellings on approximately 8 acres at the NE corner of Cinquefoil Ln and Precision Dr (parcel # 8604127001). The proposed development would be comprised of eight 3-story buildings each housing a mixture of studio, one-bedroom, and two-bedroom dwellings. Parking will be provided through a combination of detached garages, carports, surface lots, and on-street parking. Future access would come from Le Fever Dr and Precision Dr. The site is approximately .25 miles south of E Harmony Rd and .13 miles west of Strauss Cabin Rd. The site is within Harmony Corridor (HC) zone district and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Jason Holland Engineer: Marc Virata DRC: Todd Sullivan

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# Cinquefoil Ln & Precision Dr Multi-Family Dwellings



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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.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

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) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

**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 for conceptual.

**Is your property in a Flood Plain?** ☐ Yes ☐ No If yes, then at what risk is it? \_\_\_\_\_

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)

**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?

January 15, 2021

City of Fort Collins  
Community Development & Neighborhood Services  
281 N. College Avenue  
Fort Collins, Colorado 80522

**RE: Milestone Parcel M Apartments – Conceptual Review Submittal**  
**KA#: 218076**

To whom it may concern,

On behalf of the applicant, Milestone Development, we are pleased to provide this Conceptual Review Application for the approximately 8-acre property located northeast of the intersection of Cinquefoil Lane and Precision Drive, within the City of Fort Collins. The property is currently zoned HC. The Applicant intends to initiate a site plan review in order to allow for the development and construction of a new for-rent multi-family housing neighborhood.

The applicant is proposing to develop 240 multi-family residences. This project will be comprised of eight (8) 3-story buildings and a  $\pm$ 7,000 sf clubhouse with fitness and pool amenities. The 3-story buildings will comply with the height requirements outlined in the Development Code. The neighborhood will provide a mix of Studio, 1, and 2-bedroom homes, all of which have been proven to be attractive to residents in our other communities. The municipal requirement for parking will be met through a combination of detached garage buildings, carports, surface, and on-street parking spaces. The community will have its primary entrance off Le Fever Drive and a secondary entrance off Precision Dr.

The residences have been arranged on site to take advantage of the unique location. Multiple buildings in small auto court configurations help to organize the site. An amenity package featuring a clubhouse with pool, flexible indoor recreation areas, and fitness as well as outdoor amenities including BBQ areas and community gardening opportunities will be included.

The exterior design of the buildings will promote a distinctive multi-family style with materials, massing, and details that are compatible with the surrounding residential neighborhoods. The architectural character of the buildings will emphasize horizontal forms and vary the roof architecture to create visual interest. The three story massing is broken up with a variety in detailing, materials, color, and elevation forms. All open space features, driveways, and walks will be maintained by a property management group.

### **Specific Questions**

1. Please outline what processes and timeline we can expect once we make our formal submittal.
2. Are there any anticipated public improvements needed given the proposed site plan?
3. Do you anticipate updates to any fees currently in place?

We believe this addition to the community will not only help diversify the housing options in Fort Collins, it will help to synergize and solidify the adjacent growing neighborhoods. We are excited about the prospect of building this creative, high quality project in the city. Milestone Development and the design team look forward to working with city staff throughout the review process.

Sincerely,

Adam Kantor

Kephart



**36 Plex Building**  
• 3 Story Walk-up

Maintenance Building/  
Mail Lounge

Clubhouse/Leasing  
w/ Pool Amenity

**24 Plex Building**  
• 3 Story Walk-up

Detached Garage

### Project Summary

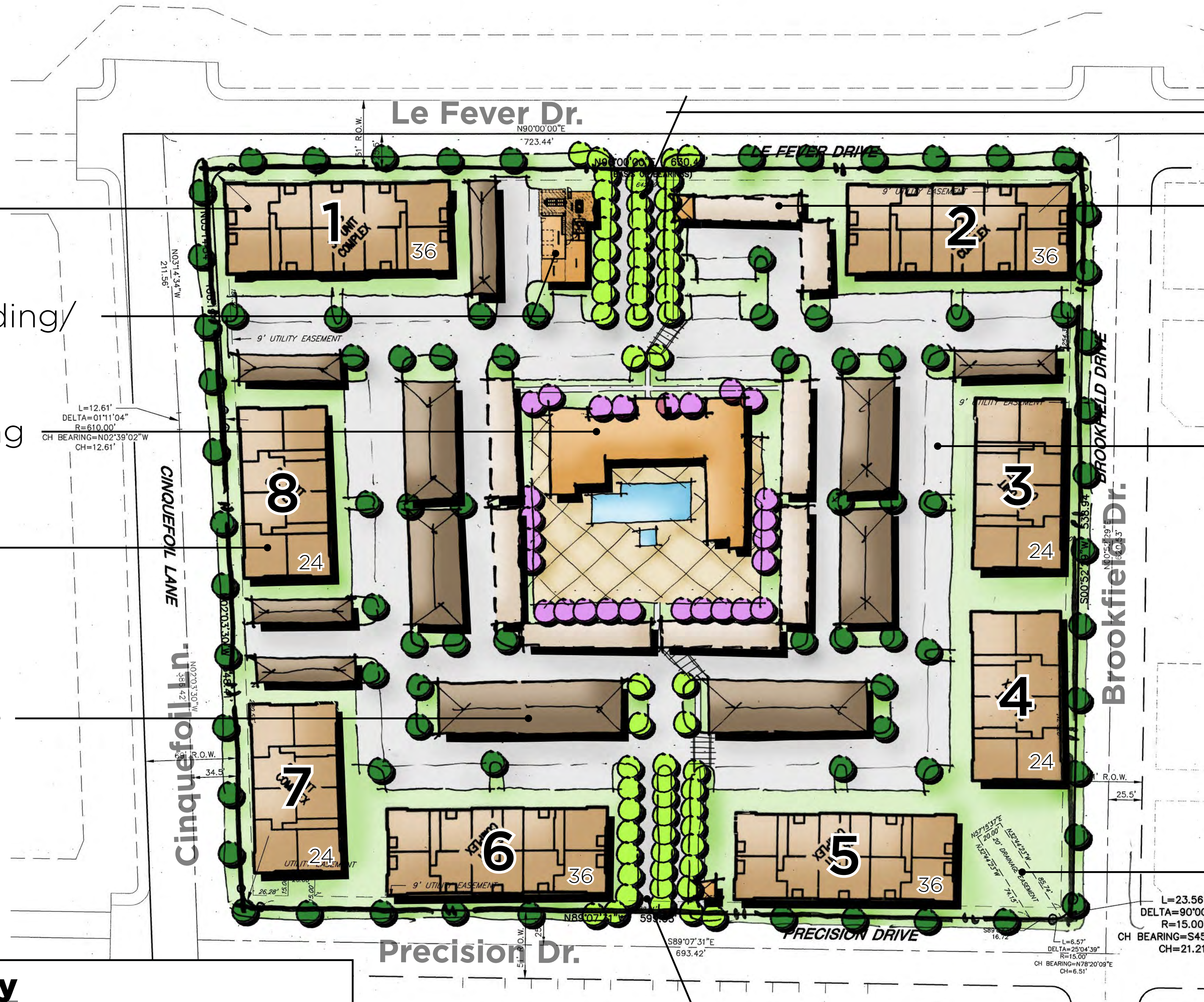
Total # of Units	240 Units
Gross Acreage	8.34 Ac
Gross Density	28.8 Du/Ac
Parking Ratio	1.67 Sp/Du*

\*Does not Include Available On-Street Parking

Conceptual Site Plan

# MILESTONE - PARCELS MAPS

Fort Collins, CO



Main Entry

Carport

Open  
Parking

Drainage  
Easement

Secondary  
Entry



Conceptual Elevation Imagery



Conceptual Amenity Area Imagery

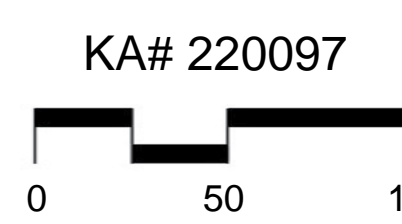


Conceptual Elevation Imagery

1.15.2021



NORTH



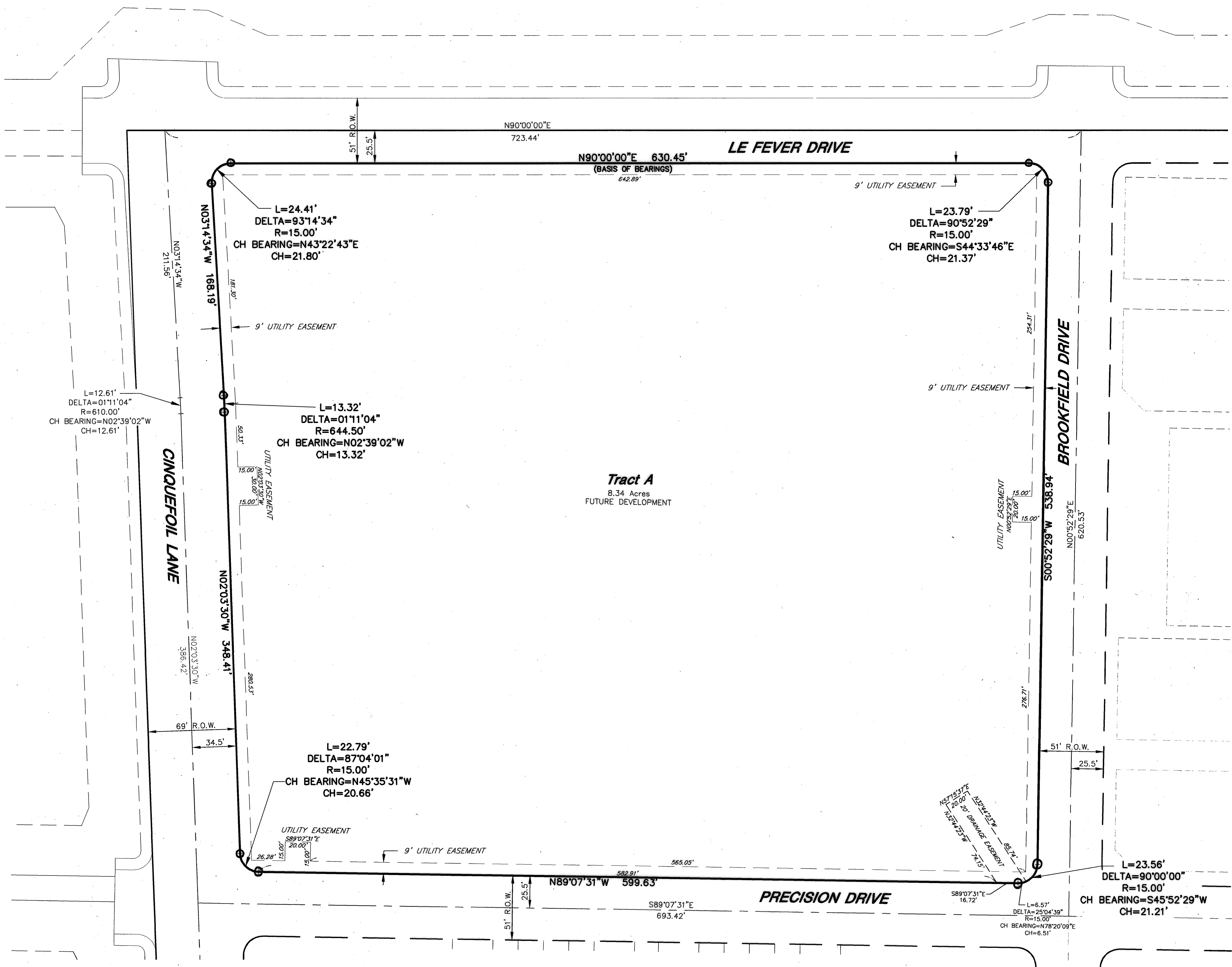
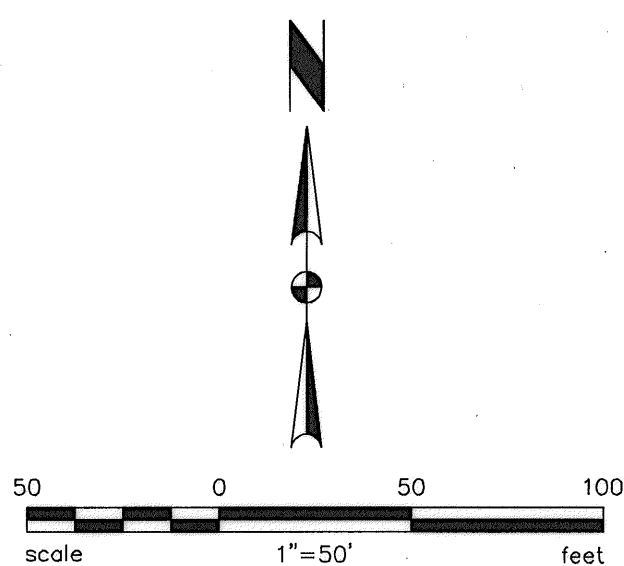
KA# 220097





**BROOKFIELD FIRST REPLAT,  
BEING A PART OF TRACT F BROOKFIELD**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M.;  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



O = SET NO. 4 REBAR & CAP 33193

REVISIONS	
NO.	DESCRIPTION
1	Edt of Note No. 1, vicinity map & title per City comments
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN	P.F.K./T.J.A.
CHECKED	J.S.V.
DESIGNED	
FILENAME	REPLAT_TRACT_F

**BROOKFIELD FIRST REPLAT**  
**BEING A PART OF TRACT F BROOKFIELD**

**TST, INC.**  
Consulting Engineers  
748 Whalers Way, Bldg. D  
Fort Collins, Colorado  
970-226-0557

JOB NO.	788-071.01
SCALE	1" = 50'
DATE	7/12/06
SHEET	2 OF 2