

Preliminary Design Review Agenda

Schedule for 04/07/21

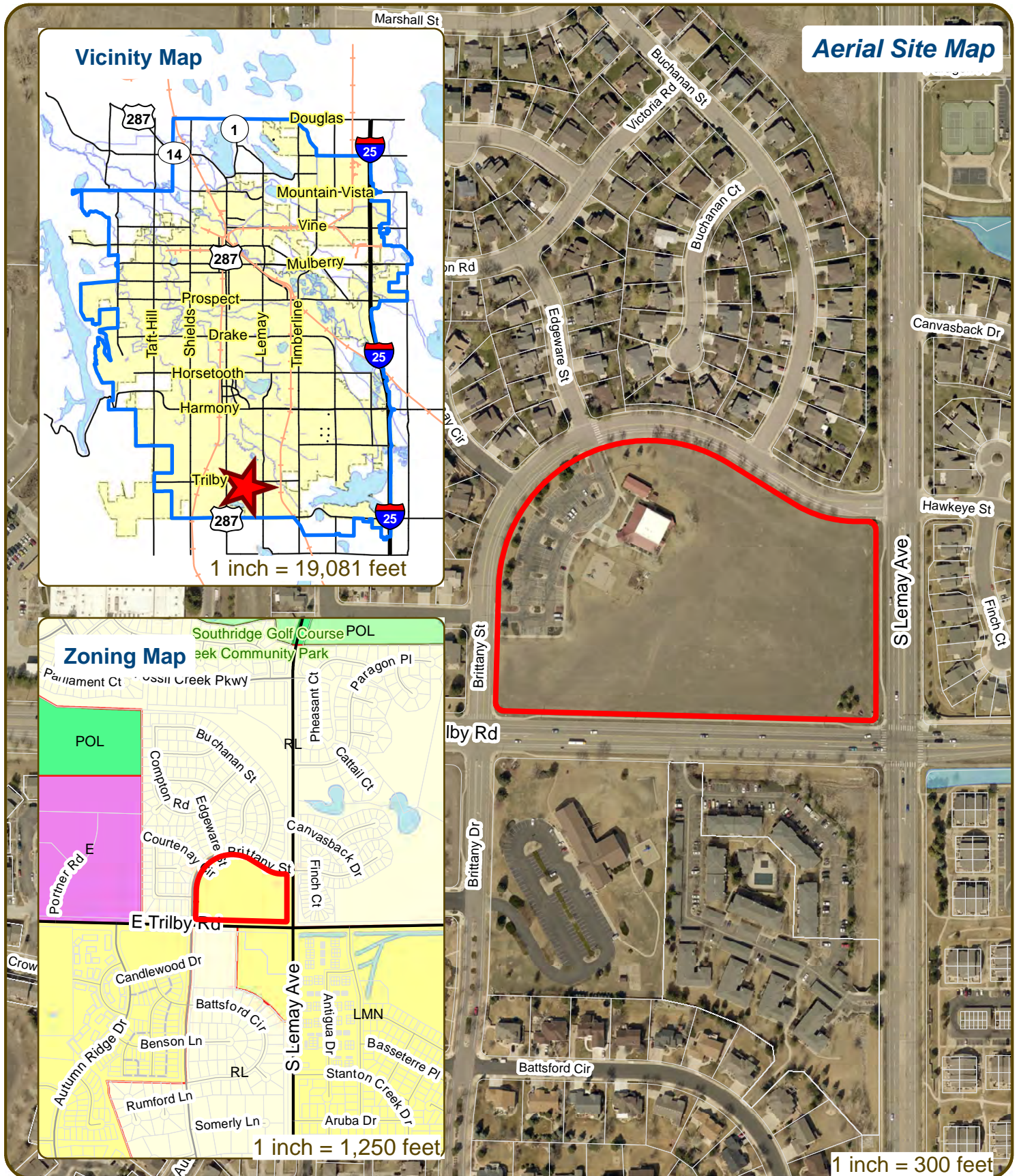
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, April 7, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	6501 Brittany St Multi-Family Dwellings (Affordable Housing) PDR210004	Steve Kuehneman 970-829-1606 skuehneman@carehousing.org	<p>This is a request to develop a mixture of affordable housing dwelling units (72 multi-family and 10 single-family) as well as 2 group homes, and a community center space at 6501 Brittany St (parcel #9612431901). The architecture is intended to compliment the single-family development to the north of the site. Access to the site would be from Trilby Rd via a private drive. The proposed plan includes 6 buildings for the multi-family dwellings, 4 of which would orient toward E Trilby Rd to the south. The single-family dwellings and group homes would orient toward Brittany St to the north, with a 20 foot alley providing access and circulation through the parking areas. The community center building would be approximately 20,000 square feet and two-stories in height. For additional details please see the Project Narrative. The proposed project is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.</p> <p>PLEASE NOTE: Heart of the Rockies Christian Church Overall Development Plan was submitted and approved with the preliminary and final Plat applications in August 1998. The PDP / FDP for Lot 1 was approved by P&Z Board on January 15, 1998.</p>	Planner: Will Lindsey Engineer: TBD DRC: Todd Sullivan

6501 Brittany Dr

Multi-Family Dwellings (Affordable Housing)



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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)



Preliminary Design Review Questionnaire Lot 2 Heart of the Rockies Christian Church Second Subdivision

Project Narrative

- a. **What are you proposing / use?** Heart of the Rockies Christian Church (HRCC) and CARE Housing, Inc. (CARE) in partnership with Fort Collins Habitat for Humanity (H4H) and Friends of L'Arche (L'Arche) are proposing a collaborative project that will intentionally address some of the key issues facing our community: affordable rental housing, affordable home ownership, support for individuals with developmental disabilities, and early childhood development.

Our proposal is an integrated community that includes:

- 72 units of multifamily affordable rental housing (CARE)
- 10 single family dwellings for affordable home ownership (H4H)
- 2 group homes supporting adults with developmental disabilities (L'Arche)
- 1 shared, multipurpose community center (HRCC, CARE, H4H, L'Arche, other community service partners and organizations)
- Shared amenities: Play area, community garden, walking loop, gathering areas, open natural spaces.

- b. **What improvements and uses currently exist on the site?**

The ~11 acre property is currently divided into 2 lots. Known as "Heart of the Rockies First Subdivision" Lot 1 is 2.2 acres in size and is fully developed with a 7,073 SF church building, 1,440 SF modular building, parking lot, playground, and community garden. The site is served by South Fort Collins Sanitation District and Loveland-Fort Collins Water District. Lot 2 is currently undeveloped and is 8.84 acres in size.

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

Primary access to the CARE multifamily buildings is from a private drive off of Trilby Road. There is another proposed access through the south end of the churches' parking lot, with a proposed emergency access that connects to Brittany Street at the north end of the site. The H4H homes are alley loaded and will be accessed from the alley from Brittany Drive. It is anticipated that the L'Arche homes will have driveway access from Brittany.

Pedestrian circulation is provided via a series of connecting walkways throughout the property. Walkway connections are planned from each building entry to the public street sidewalk system.

- d. **Describe site design and architecture:**

The site design includes ten (10), single family lots for H4H homes along the north side fronting Brittany Street and two (2), lot sites for L'Arche, which is an organization that supports small group homes for people with disabilities. On the south side of the site, a total of six (6), 12-plex affordable multifamily apartment buildings for CARE are being proposed with four of these buildings fronting along E. Trilby Road and two of the buildings located internally to



the site. There is also a 2-story, 20,000 SF new community building being proposed adjacent to the existing HRCC sanctuary building that would be shared by the various residents and entities located on the site. The architectural design for the single family lots will complement the existing single-family homes to the north. The multifamily buildings will be design as two unique footprints, building types, and unit mixes including a 2-story building A, and a 2- with a partial 3-story building B. The architectural design of these buildings will be designed in a residential vernacular design that relates to the adjacent multifamily projects.

e. **How is your proposal compatible with the surrounding area?**

This proposal is compatible in that the proposed single family lots abut existing single family homes on the north side and the proposed 2 and 2/3-story apartment building are across the street from other 2 and 3 story multifamily projects on the south side of Trilby Road.

f. **Is water detention provided? If so, where?**

The site generally drains from west to east. There is a 21" storm drain at the northeast corner of the site that captures drainage from the site. Currently there is a small water quality pond in that location that was part of the original HRCC development. It is the intent to construct a detention pond in or near this location for capturing the site runoff. The detention pond will be sized using the historic 2-year release or if possible, a higher release rate depending on the capacity of the 21" pipe and the impact on the drainage master plan requirements for the basin.

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

The site drains to the east into a swale on the west side of Lemay Avenue. A small amount of runoff adjacent to Brittany drains to the east and south side of Brittany and is carried in the curb section to a curb inlet east of the church. The remainder flows to the intersection of Brittany and Lemay where a cross pan directs the flow north along the west curb of Lemay. Also, some land in the ROW of Lemay and Trilby drains to those streets and is carried east and south on Trilby and Lemay, respectively.

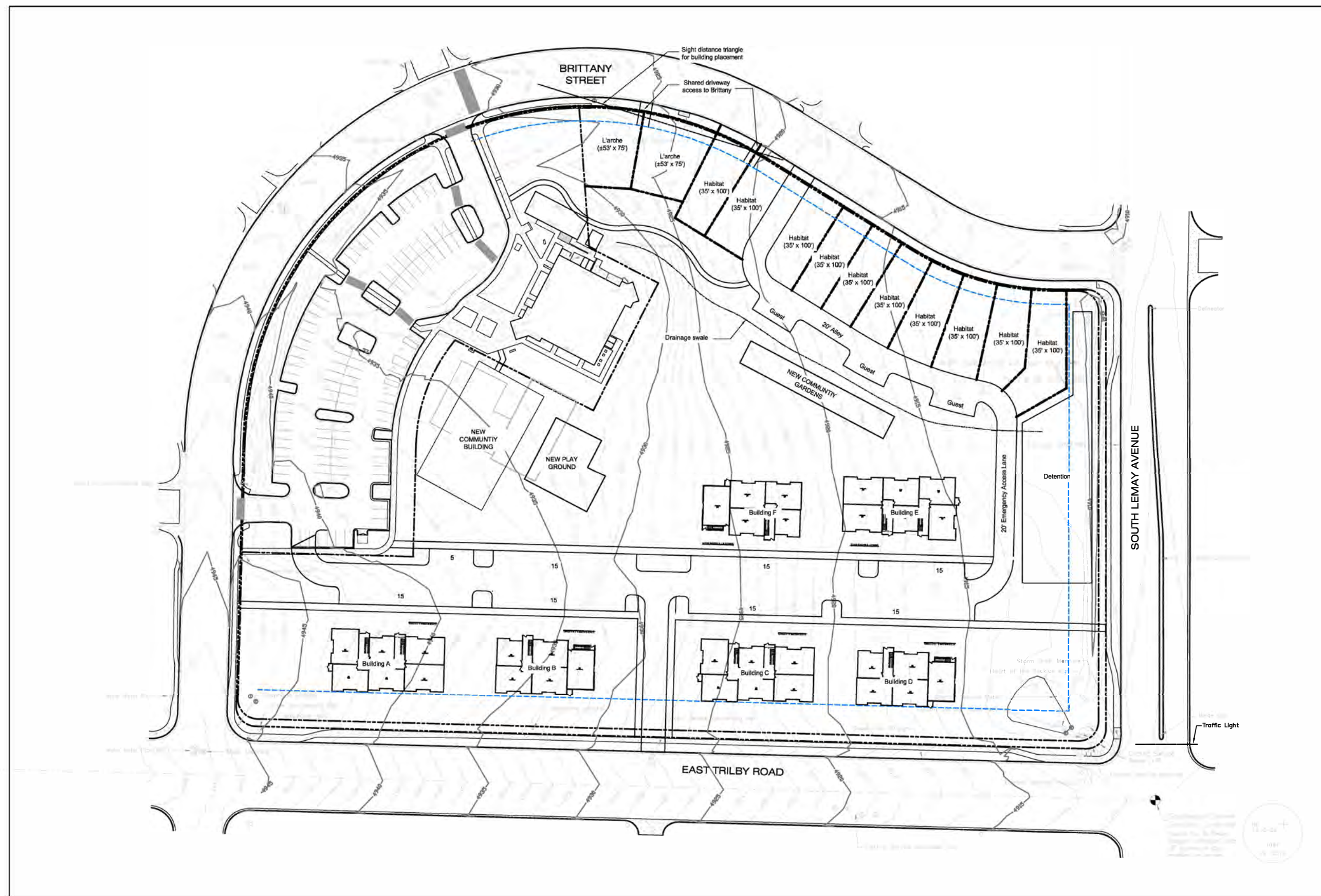
h. **What is being proposed to treat run-off?** It is intended that drainage swales will be designed to the extent possible utilizing LID methods for minimizing water quality and quantity impacts. In addition, runoff from the paved areas to the extent possible, will be directed into grass lined swales minimizing the need for storm drains. A portion of the detention basin will be designed as "extended detention" to further remove sediments and pollutants prior to release from the site.

i. **How does the proposal impact natural features?** There are no natural features, such as water ways or habitat on this property.

j. **Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?** Yes, the six (6), proposed 12-plex apartment buildings will include full NFPA 13 sprinkler system.



- k. **Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?** The existing grading and steepness of the site are a significant factor on this site and will be a challenge to meet accessibility requirements.
- l. **Have you previously submitted an application?**
Heart of the Rockies Christian Church Overall Development Plan was submitted and approved with the preliminary and final Plat applications in August 1998. The PDP / FDP for Lot 1 was approved by P&Z Board on January 15, 1998.
- m. **What specific questions, if any, do you want addressed?**
1. Will there be requirements for off-site improvements? (i.e., Utility oversizing, stormwater management, roadway improvements?
 2. Will residential driveways be allowed off of Brittany (for the 4 residences that face Brittany)?
 3. What is the maximum building size in LMN district – Would a shared community center be considered a religious building – with approximately ½ of the floor area for Church use?



HRCC- NEXT BIG THING

MARCH 15, 2021