

Preliminary Design Review Agenda

Schedule for 04/28/21

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

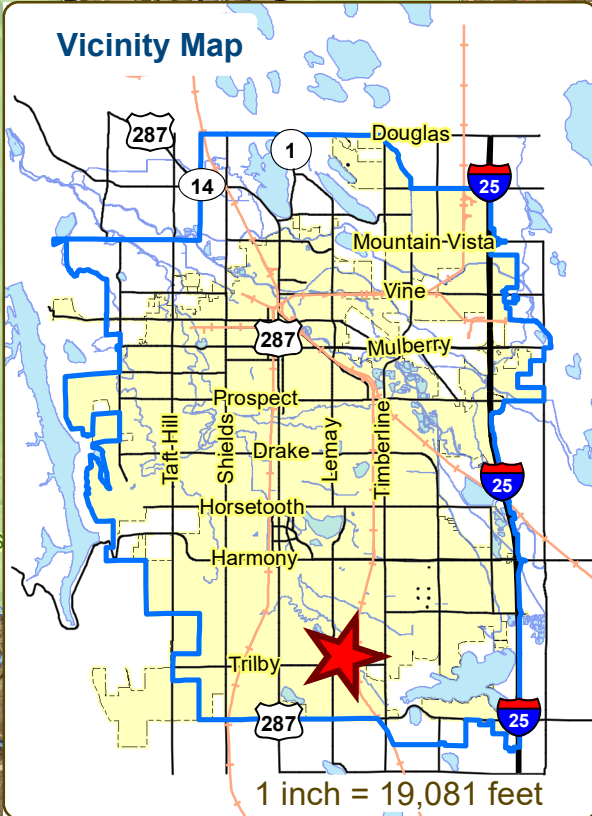
Wednesday, April 28, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	1801 Rosen Drive Multi-Family & Single-Family Attached PDR210006	Emily Felton 720-636-8273 emily.felton@kimley-horn.com	<p>This is a request to develop 172 dwelling units (150 multi-family dwelling units and 22 single-family attached dwellings) at 1801 Rosen Drive (parcel # 8607400010). The proposal includes approximately 396 parking spaces (2.3 per unit). Access is proposed from Red Willow Dr to the east and Prairie Hill Dr to the south. The existing single-family dwelling will remain and will be subdivided onto a separate 3.3-acre parcel from the rest of the site. The site is approximately 1,300 feet west of S. Timberline Road and approximately 2,000 feet north of E. Trilby Road. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning & Zoning Board (Type 2) Review.</p> <p>NOTE: A Conceptual Review was submitted for this site in March 2020. Please see CDR200020 for more details.</p>	<p>Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras</p>

1801 Rosen Dr

Multi-Family & Single-Family Attached

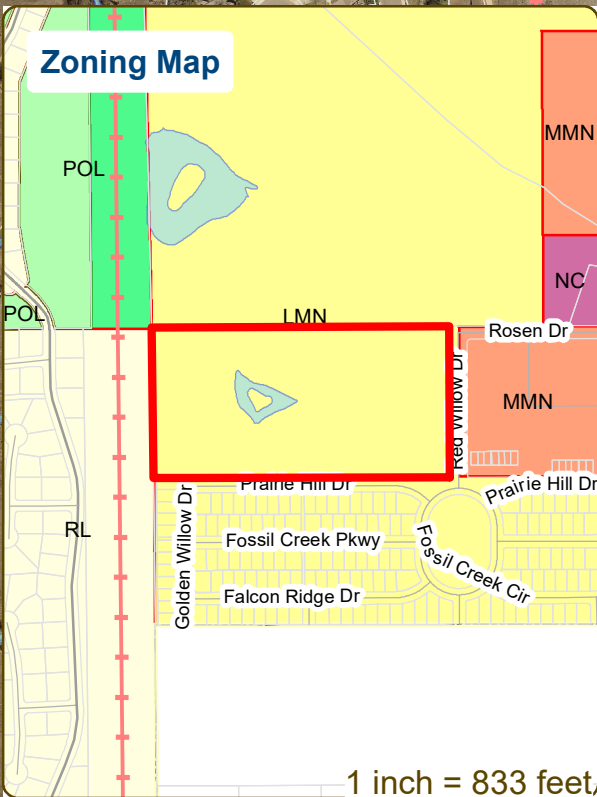
Vicinity Map



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



March 25, 2021

City of Fort Collins
Development Review Center
281 North College Avenue
Fort Collins, Colorado

Re: ***Project Development Plan Project Information and Design Narrative***
Project Title: Keystone Multifamily and Townhome Project
1801 Rosen Dr, Fort Collins, CO 80528

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the Preliminary Development Plan for the above-referenced project on behalf of Keystone National Group, LLC. General project information and anticipated scope of work related to the building, parking, signage, utilities, storm drainage, and other site features are further summarized below.

GENERAL PROJECT INFORMATION

The proposed Keystone Multi-family project (the "Project") is located at the Northwest corner of Prairie Hill Drive & Red Willow Drive in Fort Collins, Colorado (the "Site"). More specifically, the Site is approximately 16.34-acres of onsite improvements (with 12.9 acres of impervious area). The Site is currently vacant with existing vegetation and is bounded by Red Willow Drive to the east, Prairie Hill Drive to the south, Laffey Property to the south as well as vacant land beyond, and existing railroad tracks and public walking trail to the west.

The Site is zoned Low Density Mixed-Use (LMN), based on the latest published Zoning Map. Multi-family residential and townhomes are permitted uses within the LMN Zoning.

SITE IMPROVEMENTS

The Project is anticipated to consist of approximately 150 apartment units and 22 townhome units with parking spaces at 2.3 per unit, lighting, landscape, and utility installation for sanitary sewer, water, storm sewer, and other dry utilities to support the new buildings. This also includes a clubhouse and amenity area along with area for detention and water quality at the southeast corner of the site. There estimates to be 396 parking spaces and sufficient bike parking proposed with this site. The parking is code compliant for both vehicles and bikes. Auto and pedestrian circulation will be consistent with surrounding housing complex's in the area. This complex will be gated with two entrances from the main entry on Red Willow Ave and one exit only off of Prairie Hill Drive.

The Site currently includes a vacant parcel with no pedestrian connection or public improvements. Drainage will be captured on site with a detention pond and water quality located in the southeast corner of the site. This location is where the site naturally drains in existing conditions. Design will be performed to analyze the capacity of the existing irrigation channel running across the existing site for the section of irrigation ditch that will be relocated underground and prepare a Drainage Report for City review. Natural impacts such as possible wetlands will be reviewed thoroughly.

Electric, gas, cable, and telephone services are anticipated to be included as part of this Project and will meet service load requirements of the Project. The appropriate utility service providers will be contacted for design and necessary service extensions, facilities, and easements for the Project.

Landscaping and irrigation are proposed along the property boundary and throughout the Site meeting the City of Fort Collins minimum requirements. Proposed buildings will be sprinklered by code with a NFPA 13R sprinkler system.

Architecture for the site is further explained in an image board, attached to this application.

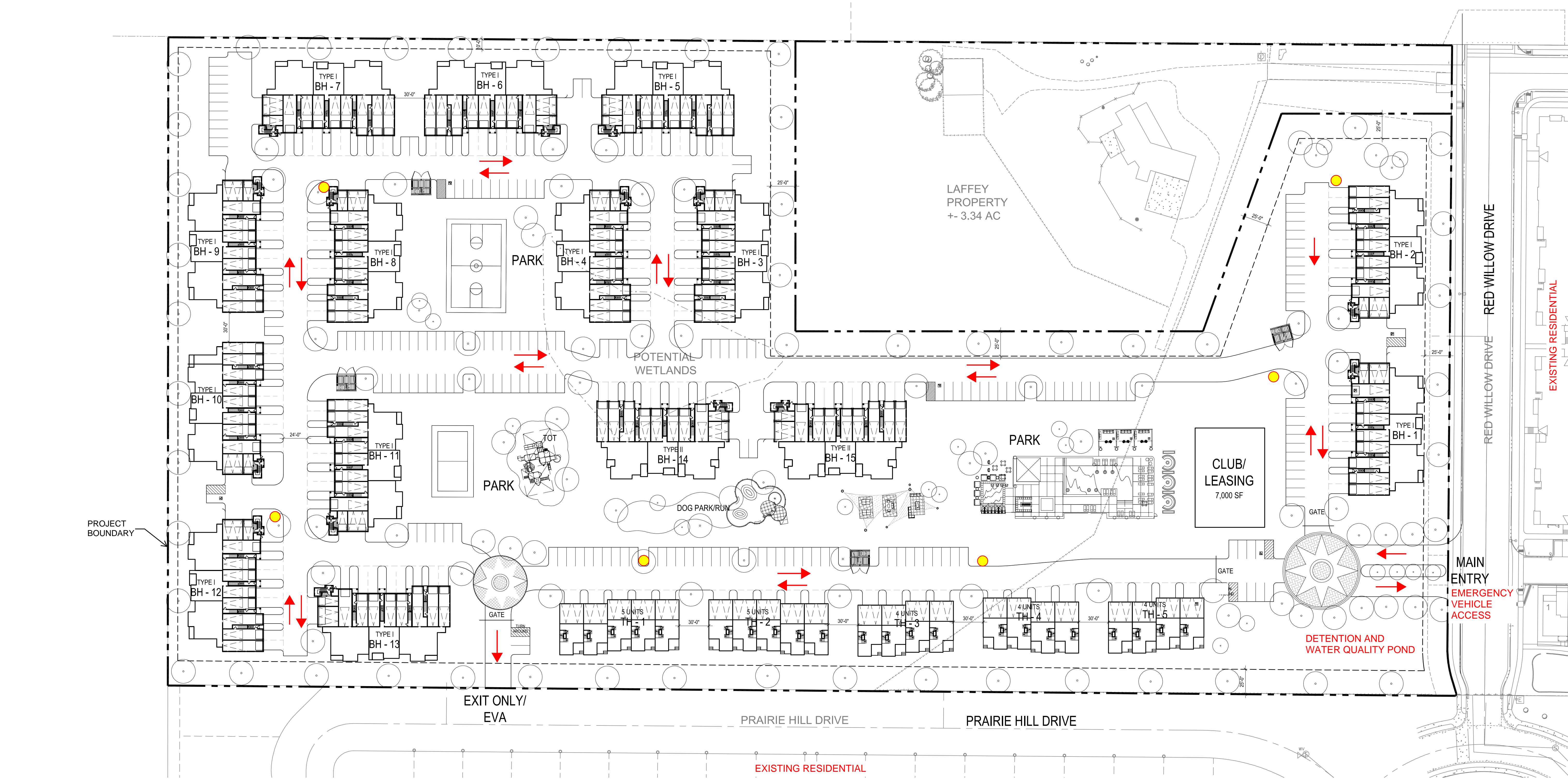
Questions to the City includes, if tandem parking inside the Big House garages are allowable? Our drive aisle circulation is proposed at 24' width for fire regulations, please confirm this width. Can you confirm if there are on-site wetlands and if so what limitations or requirements would be required?

We hope this narrative assist in your review of the Preliminary Development Plan Package. We have previously submitted a Concept Application. We are excited to work with the City on this amazing project and look forward to delivering a project that the City and this project team are extremely proud of and will be a highlight for Fort Collins and all involved. If you have any questions or comments during your review, please do not hesitate to contact me at 720-636-8273.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Emily P. Felton, P.E.



TYPE I : 2-STORY BIG HOUSE - 10 units per bldg. (13 BUILDINGS)													
UNIT	UNIT TYPE	NET SF	STAIR/STOR.	NET UNIT	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. BAL.	TL. GROSS	%	% CAT	PARKING REQ.
A1-L	1BR/1BA	791	0	791	101	892	13	10,283	1,313	11,596	10.0%	10%	1.50
A1-U	1BR/1BA	791	95	886	101	987	13	11,518	1,313	12,831	10.0%	10%	1.50
A2-U	1BR/1BA	635	99	734	86	820	26	19,084	2,236	21,320	20.0%	20%	1.50
B1-L	2BR/2BA	1,105	0	1,105	60	1,165	26	28,730	1,560	30,290	20.0%	20%	1.75
B1-U	2BR/2BA	1,065	123	1,188	60	1,248	26	30,888	1,560	32,448	20.0%	20%	1.75
B2-U	2BR/2BA	1,030	88	1,118	121	1,239	13	14,534	1,573	16,107	10.0%	10%	1.75
B3-U	2BR/2BA	1,084	156	1,240	103	1,343	13	16,120	1,339	17,459	10.0%	10%	1.75
TOTAL							130	131,157	10,894	142,051	100.0%	100.0%	169
AVERAGE NET UNIT SIZE :											1,009	S.F.	
AVERAGE GROSS UNIT SIZE :											1,093	S.F.	

TYPE II : 2-STORY BIG HOUSE - 10 units per bldg. (2 BUILDINGS)													
UNIT	UNIT TYPE	NET SF	STAIR/STOR.	NET UNIT	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. BAL.	TL. GROSS	%	% CAT	PARKING REQ.
A1-L	1BR/1BA	791	0	791	101	892	2	1,582	202	1,784	10.0%	10%	1.50 3.0
A1-U	1BR/1BA	791	95	886	101	987	2	1,772	202	1,974	10.0%	10%	1.50 3.0
A2-U	1BR/1BA	635	99	734	86	820	4	2,936	344	3,280	20.0%	20%	1.50 6.0
A3-U	1BR/1BA	884	88	972	55	1,027	2	1,944	110	2,054	10.0%	10%	1.50 3.0
A4-U	1BR/1BA	918	158	1,076	103	1,179	2	2,152	206	2,358	10.0%	10%	1.50 3.0
C1-L	2BR/2BA	1,190	0	1,190	158	1,348	4	4,760	632	5,392	20.0%	20%	2.00 8.0
C1-U	2BR/2BA	1,162	134	1,296	101	1,397	4	5,184	404	5,588	20.0%	20%	2.00 8.0
TOTAL							20	20,330	2,100	22,430	100.0%	100.0%	34
AVERAGE NET UNIT SIZE :											1,017	S.F.	
AVERAGE GROSS UNIT SIZE :											1,122	S.F.	

2-STORY TOWN HOME (5 BUILDINGS)										
UNIT	UNIT TYPE	NET SF	PATIO	BALCONY	GROSS UNIT	NO.	TL. NET	TL. BAL.	TL. GROSS	PARKING REQ.
TH-1	3BR/2.5BA	1,590	117	84	1,791	22	34,980	1,848	39,402	2.00 44.0

OVERALL B.H. UNITS		
UNIT TYPE	NO.	%
1 BEDROOM	64	43%
2 BEDROOM	78	52%
3 BEDROOM	8	5%
TOTAL	150	100%

● = POSSIBLE FIRE HYDRANT LOCATION
↔ = AUTO CIRCULATION

PARKING REQUIRED: 247 SPACES

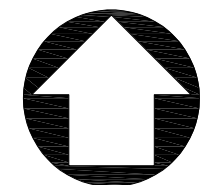
PARKING PROVIDED:
GARAGE FOR B.H. : (11 COVERED) 164 SPACES
GARAGE FOR T.H. : 43 SPACES
SURFACE PARKING: 189 SPACES
TOTAL PROVIDED: 396 SPACES
PER UNIT 2.30 SPACES
POTENTIAL TANDEM FOR B.H. 119 SPACES

PRIVATE SMALL NEIGHBORHOOD PARK REQUIREMENT 1 (+/-) AC
COMMON OPEN SPACE PROVIDED 2.2 (+/-) AC

GROSS LAND AREA: 19.34 (+/-) AC
TOTAL SINGLE FAMILY : 1 UNITS
TOTAL BIG HOUSE UNITS: 150 UNITS
TOTAL TOWNHOME UNITS 22 UNITS
TOTAL UNITS 173 UNITS
NET DENSITY: 8.95 DU/AC

GROSS MULTI FAMILY BUILDING AREA:
CLUB&LEASING 7,000 S.F.
GROSS BIGHOUSE RESIDENTIAL AREA: 164,481 S.F.
GROSS BIGHOUSE GARAGES: 68,385 S.F.
GROSS TOWN HOME RESIDENTIAL: 39,402 S.F.
GROSS TOWN HOME GARAGES: 10,714 S.F.
TOTAL GROSS BUILDING AREA ON SITE: 289,982 S.F.

NORTH



CONCEPTUAL SITE PLAN

Scale 1"=50' (on 24"X36" Sheet)

0' 50' 100'

