

# Conceptual Review Agenda

Schedule for 07/08/21

Meetings hosted via Zoom Web Conferencing

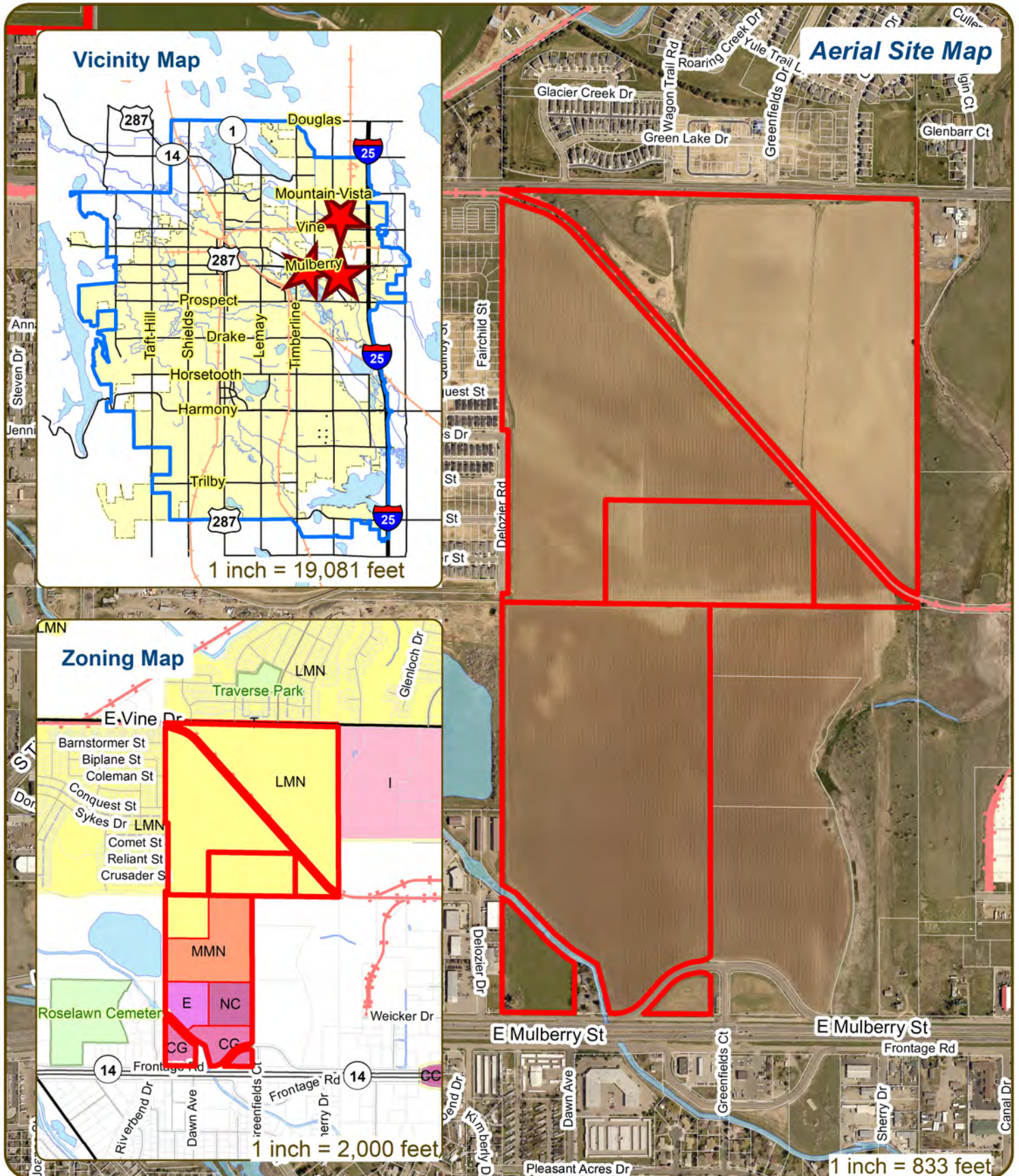
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## Thursday, July 8, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	Mulberry & Greenfields PUD Phase 1  CDR210053	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a proposal to develop approximately 273 single-family detached dwellings, a neighborhood park, and affiliated infrastructure improvements as part of Phase 1 of the Mulberry & Greenfields PUD (parcel # 8709000006, 8709000007, 8709000039, 8709000004). 109 of the single-family detached dwellings will have front-loaded garages while the other 164 dwelling units will have alley loaded garages (see project narrative for additional details). The Phase 1 proposal includes a neighborhood park at the corner of Sykes Dr and the future Greenfields Ct. The site is located directly north of E Mulberry St. Future access will be taken from Greenfields Ct to the east which will be extended north through the site to Vine Dr. The portion of the site planned for the Phase 1 residential development within the Low Density Mixed-Use Neighborhood (LMN) zone district, and would be subject to a Planning & Zoning Commission (Type 2) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras

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# Mulberry & Greenfields PUD Phase 1



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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?

June 24, 2021

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

**Re: Mulberry & Greenfields Phase – 1: Concept Review Narrative**

To Whom it May Concern:

On behalf of the Applicants, Hartford Acquisitions, LLC, we are submitting these Concept Review materials for the Mulberry & Greenfields Phase 1 proposed development. In addition to this project description please find attached the following exhibits:

- Concept Plan – Depicts the area planned for Phase 1 development as noted in the list below.
- Lot Typicals – Diagrams depicting the types of homes planned as part of this 1<sup>st</sup> phase of development.

The following is proposed as part of Phase I:

- Development of approximately 273 single-family detached dwelling units in the following types:
  - Single Family Detached – Front Load (45'x110'): 109 Units
  - Single Family Detached – Alley Load (26'x80'): 37 Units
  - Single Family Detached – Alley Load Detached Garage (26'x70'): 88 Units
  - Single Family Detached – Alley Load Detached Garage w/ potential ADU (26'x90'): 39 Units
- Neighborhood Park (less community amenity to be part of future development phase)
- Enhanced Parkway Corridor from Neighborhood Park (@Sykes) south to "Street A". Note: The extension of the Pedestrian Corridor in the Commercial Mixed-Use area (called out as Future Planning Area F on the attached exhibit), will be designed and planned as part of a future phase.
- Right of way for Greenfields Drive from Mulberry north to Sykes Avenue.
- Right of Way for Sykes Avenue from Greenfields Drive to west property line and tie into existing.
- Right of Way for International Boulevard from Greenfields Drive west to property line and connection to Delozier Drive.
- Right of Way for "Street A" from Greenfields Drive west to property line.
- Right of Way for "Street B" (and associated parkway corridor) from "Street A" north to Sykes Drive.
- Design and Development of Entryway including monumentation and detention in tract between Mulberry Road, Greenfields Drive, and Mulberry Frontage Road.
- Platting of tracts for Future Development (known as Areas: A, B, C, D, E, & F on attached Exhibit for reference)
- Development of drainage/detention areas that will serve this development as well as future phases.

In addition, we do have specific questions we would like to discuss:

- Parking – We are proposing for the smaller residential product types (and this will be reflected in the Mulberry & Greenfields PUD) that a minimum of one-off-street parking space is required per unit. The additional parking space may be provided for on-street. To mitigate, all local streets with smaller product will be designed as Connector Locals to provide a wider section and more on-street parking. For Phase 1 this condition would work as follows:
  - Single Family Detached – Alley Load (26'x80'): Will have a one-car attached garage. This condition is shown in the Alley Loaded Garage typical included in these Concept Review materials.
  - Single Family Detached – Alley Load Detached Garage (26'x70'): Cottage lots 70' deep would each have one dedicated garage space in a ganged garage building. Please refer to "Cottage

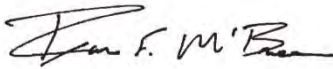
Home" typical included with this application for a graphic representation of how these lots are laid out

- Single Family Detached – Alley Load Detached Garage w/ potential ADU (26'x90'): would have a detached two-car garage built on a zero-lot line (designed as a "duplex garage") and could have either one or two ADUs above the garage. This condition is an alternative to the Alley Loaded Garage typical.
- Single Family Detached – Front Load (45'x110'): No deviation for these, a minimum two-car garage is planned.
- Streets – We understand that the LCUASS standards are being updated. Please confirm new street widths. This plan has assumed Local – 57', Connector Local – 63', Minor Collector – 81', and Arterial 2-lane – 84'.
- The intersection of Delozier and International is shown as an interim condition, utilizing a knuckle to avoid encroaching on the abutting property owner's site. We would like to discuss the design for this interim condition as a part of the concept review meeting.

The standards proposed with this are consistent with the Mulberry & Greenfields PUD currently going through the review process. We request this Concept Review meeting to further discuss the overall site plan, detention/drainage concepts, transportation items, uses proposed, and other site design considerations.

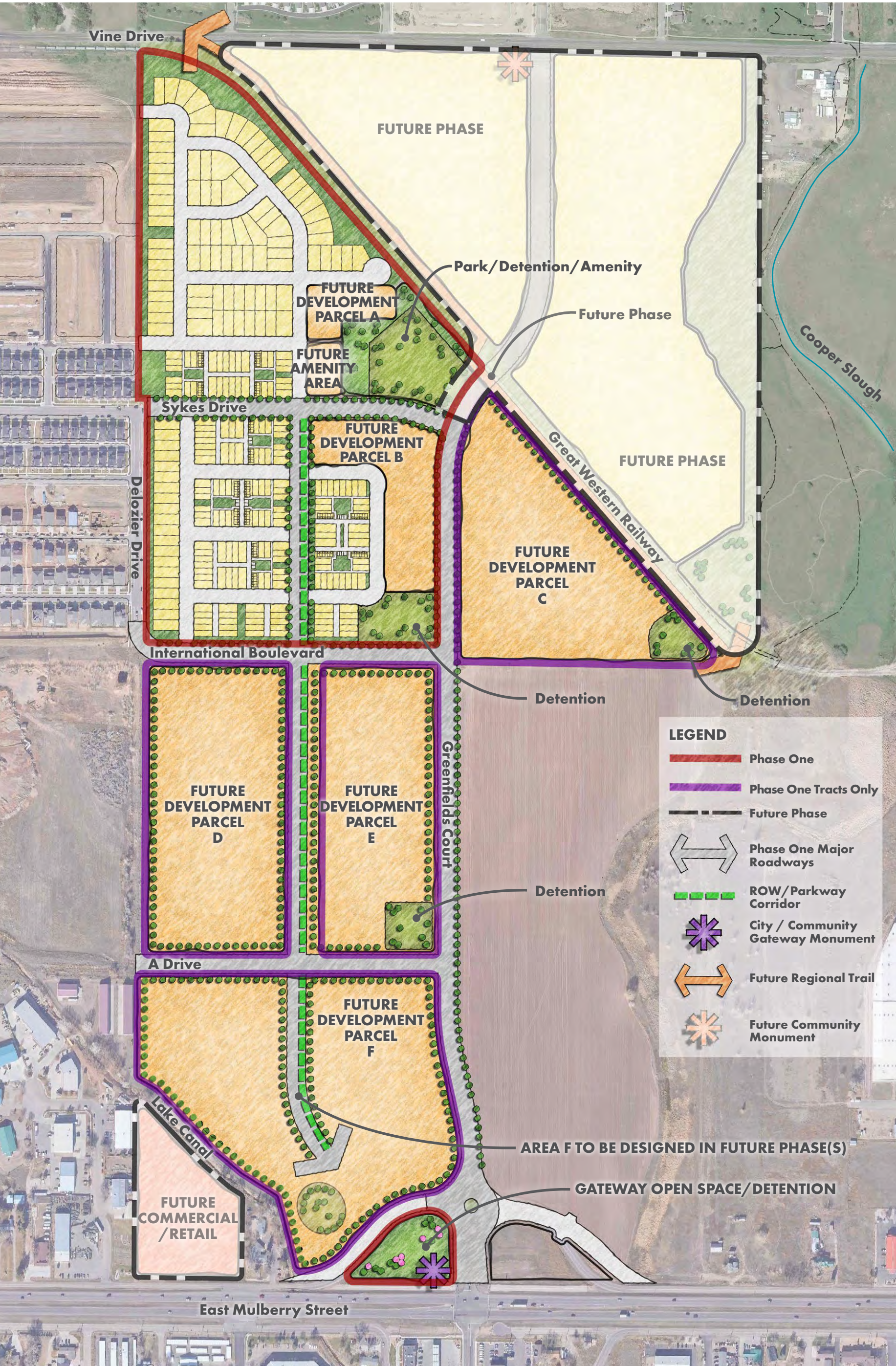
Thank you very much for your time and attention to this proposal. We appreciate the opportunity to collaboratively work with you further on this proposed development.

Sincerely,  
Norris Design

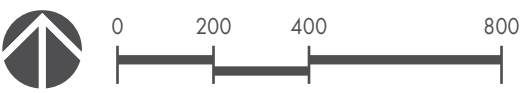


Ryan F. McBreen  
Principal





Note: Plan is conceptual and subject to change.





1

ALLEY LOADED GARAGE

- Small lot Single-Family Detached
- Rear alley loaded garage
- Typical Lot Size: 26'x80' (2,000 to 3,000 SF)
- Approx Net Density: 3-6 DU/AC



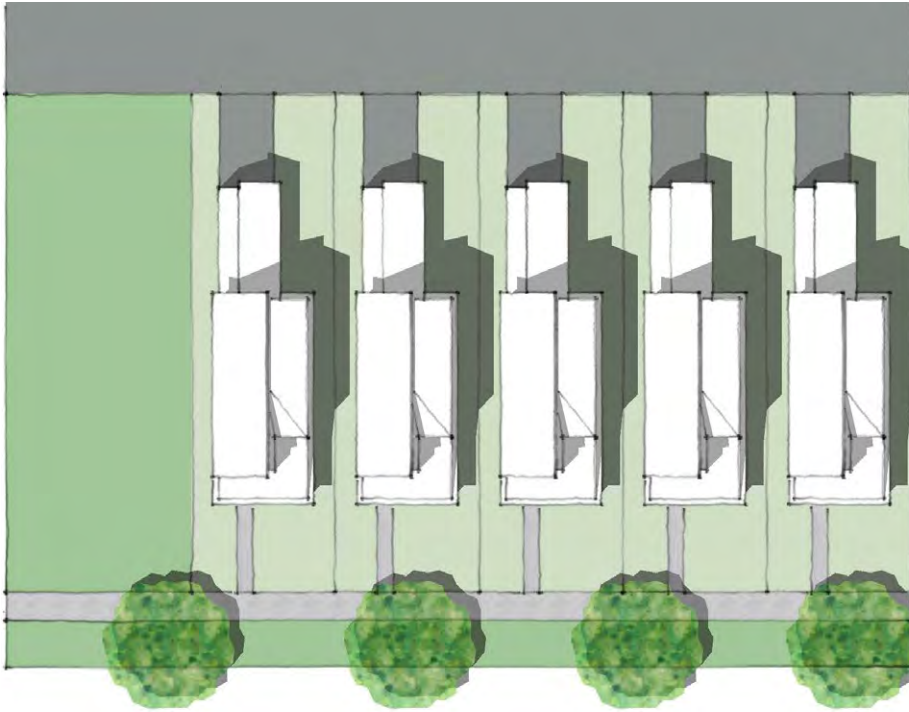
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ALLEY LOADED w/ DUPLEX GARAGE

- Single-Family Detached
- Detached Garages, may or may not include ADU
- Typical Lot size: 26'x90' (2,300-3,300 SF)
- Approx Net Density: 7-9 DU/AC



LOT TYPICAL - AXON VIEW



LOT TYPICAL - PLAN VIEW



PRODUCT EXAMPLE

Note: Diagrams are conceptual and subject to change.



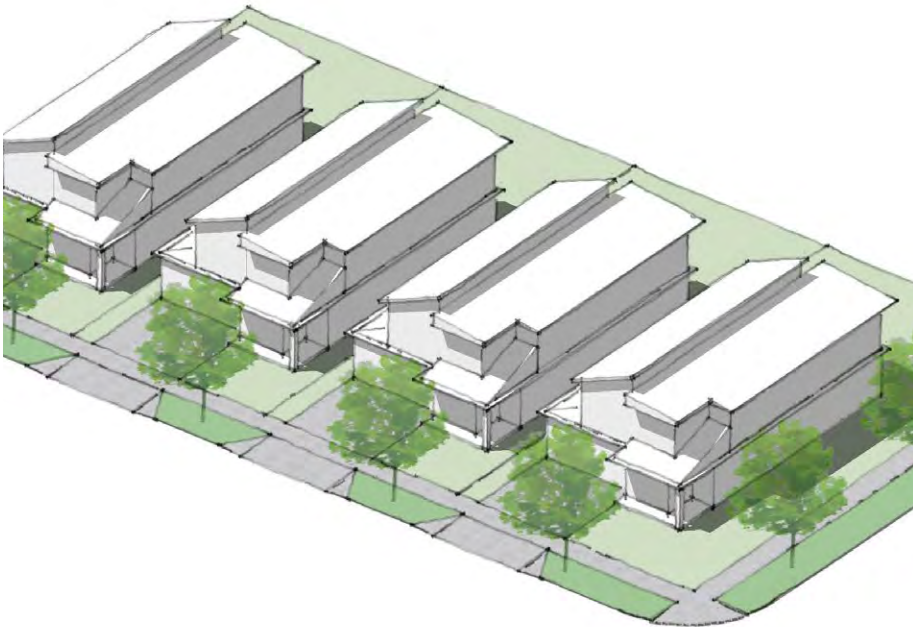
COTTAGE HOME

- Single-Family Detached
- Detached Garages grouped and not contiguous with residential lot
- Organized around common open or green space
- Typical Lot size: 26'x70' (1800-2,600 SF)
- Approx Net Density: 9 DU/AC



FRONT/SIDE LOADED GARAGE

- Single-Family Detached
- Front or side loaded garage
- Typical Lot size: 45'x110' (4,900 to 6,600 SF)
- Approx Net Density: 3-6 DU/AC



LOT TYPICAL - AXON VIEW



LOT TYPICAL - PLAN VIEW



PRODUCT EXAMPLE

Note: Diagrams are conceptual and subject to change.