

# Conceptual Review Agenda

Schedule for 07/22/21

Meetings hosted via Zoom Web Conferencing

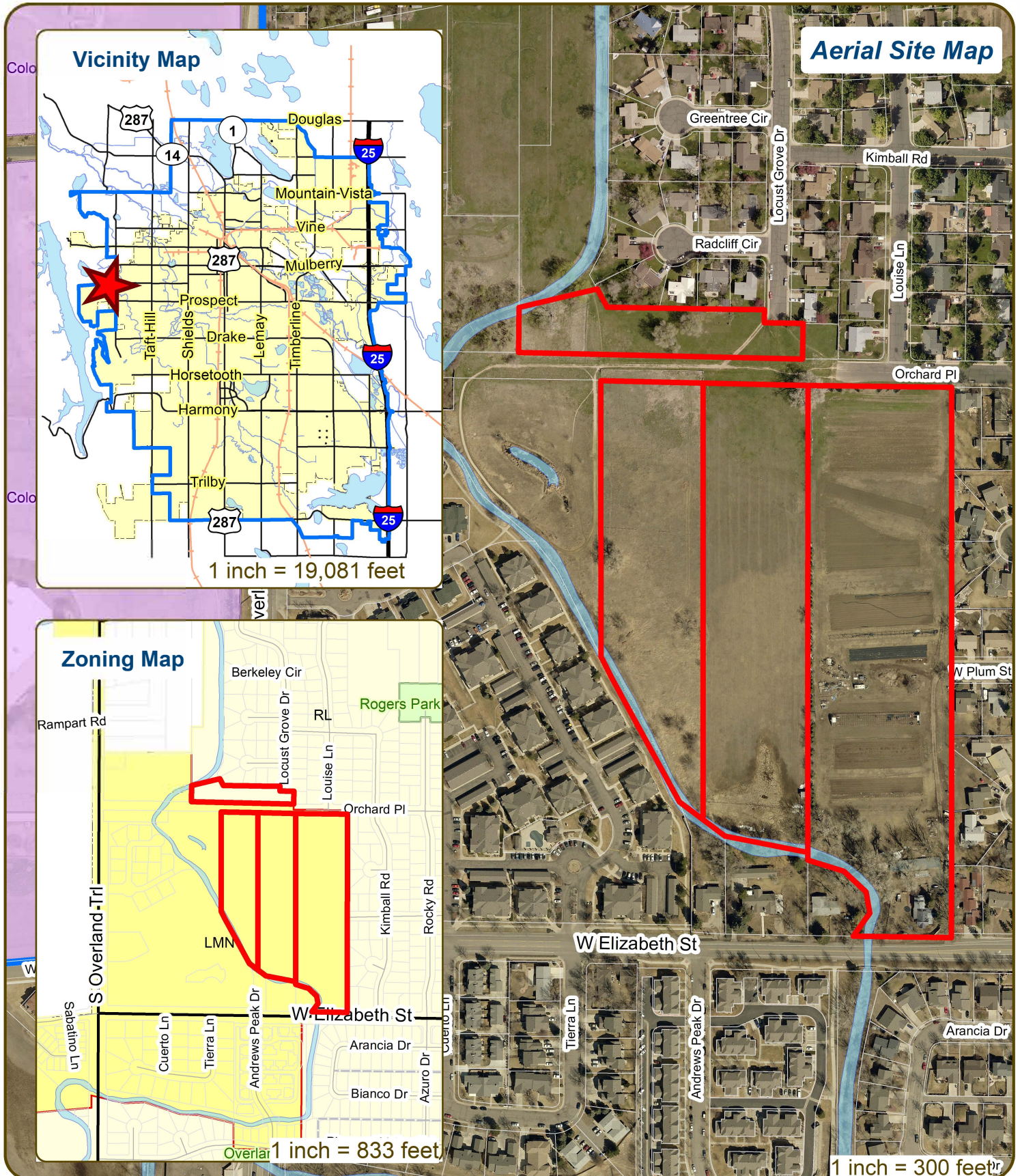
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## Thursday, July 22, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	<b>Polestar Village Residential Development</b>  <b>CDR210059</b>	Ken Merritt 970-305-6754 kmerritt@jrengineering.com	<p>This is a proposal to develop approximately 20 acres into a mixture of residential dwelling types at 2820 W Elizabeth St (parcel # 9716200013; 9716200023; 9716200031; 9716200001). 136 dwelling units are proposed including 19 single-family detached dwelling, 56 single-family attached dwelling (townhomes), and 61 multi-family dwelling units. Approximately 3 acres of the site will be dedicated to urban agriculture. The site will also contain a community center, a group home for elder care, and a place of worship. Future access will be via Plum St and Orchard Pl which will be extended as part of this development as well. The site is approximately .25 miles east of S Overland Trail, and located in between W Elizabeth St and Orchard Pl. The site is located in the Low Density Residential (RL) and Low Density Mixed-Use Neighborhood (LMN) zone districts and the proposal is subject to Planning &amp; Zoning Commission (Type 2) Review.</p> <p>Please Note: A previous Preliminary Design Review was submitted for these properties in 2016 (see project # PDR160009)</p>	Planner: Pete Wray Engineer: Spencer Smith DRC: Tenae Beane

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# Polestar Village Residential Development



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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) **Polestar Gardens Inc. Owner; Ken Merritt, APA, RLA & Tim Halopoff, PE - Planning & Engineering Consultants**

**Business Name** (if applicable) **JR Planners & Engineers**

**Your Mailing Address** **2900 S. College Ave. Suite 3D Fort Collins, CO 80528**

**Phone Number** **970-305-6754** **Email Address** **kmerritt@jrengineering.com, thalopoff@jrengineering.com**

**Site Address or Description** (parcel # if no address) **9716200031, 971620023, 9716200013, 9716200001**

**Description of Proposal** (attach additional sheets if necessary) **Polestar is a Mixed Single Family, Townhome & Multi-Family Residential Development which includes a Community Farm with Support Buildings an Elderly Group Home, Community Center and Place of Worship.**

**Proposed Use** **Residential & Agriculture** **Existing Use** **Existing House, Farm & Vacant Land**

**Total Building Square Footage** **TBD** **S.F. Number of Stories** **1 & 2** **Lot Dimensions** **TBD**

**Age of any Existing Structures** **112 Years**

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? **A portion of the site is in the High Risk Zone.**

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** **7 Acres (307,000 S.F.)** **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?

**Concept Site Plan – Development & Planning Objectives****Polestar Village Concept Site Plan Narrative****Site Vicinity Map & Project Location:****Introduction:**

Polestar Gardens Inc. is an educational non-profit (501c3) founded in 2000, to support the physical, mental and spiritual development of students of all ages. Polestar Village is being designed as an intentional, walkable neighborhood with a community farm and gardens, open space and parks, a community wellness center, dining hall, sacred space, elder and affordable housing; allowing those who share our values the opportunity to live, work and play within a sustainable community and to participate in and support our many non-profit activities.

Polestar Village is located approximately ¼ mile east of South Overland Trail between West Elizabeth Street and Orchard Place. The proposed development is comprised of 4 individual parcels of property totaling  $20.6 \pm$  acres of land and also includes  $0.70 \pm$  acres of existing City of Fort Collins right-of-way. The parcels located south of the Orchard Place ROW are Zoned LMN – Low Density Mixed-Use Neighborhood and the parcel located north of the Orchard Place ROW is Zoned RL – Low Density Residential. Currently the majority of the subject property is undeveloped except for an existing single family home built in 1909 that fronts onto west Elizabeth Street and a portion of the property which is

home to Happy Heart Farms Community-Supported Agriculture (CSA). The existing home will remain, but will be subdivided off from the Polestar development and buffered by the proposed agricultural farming area of the development.

### **Proposed Uses:**

Polestar Village is proposing a total of 136 Residential Housing Units representing 6 distinct housing types. This include 19 Single Family Detached Homes with front access garages, 20 Townhome with alley access garages, 36 Townhome with surface parking, 25 Condominium/Apartment Homes with garages and surface parking, 36 Multi-Family Apartment Homes with surface parking and an 5000 Sq. Ft. – 2 story Elderly Group Home for up to 8 Residents and a Caretaker. Also included are several Polestar HOA Community Buildings which include an 8000 Sq. Ft. - 2 story Community Center with 6 B&B Guest Rooms, 2 Agricultural Support Buildings and a 3000 Sq. Ft. Temple - Place of Worship.

### **Community Agriculture & Activities:**

A portion of the property, approximately 3± acres will be retained as an agricultural farm to be managed by the Polestar HOA Farm. The Farm will also continue to serve the entire community as a CSA. The Community Center and Temple will also be managed by the HOA and is intended for Polestar Village community events and worship activities with some small events possibly being open to the public such as a seasonal farmers market and outdoor food and “makers” vendors.

### **Vehicular Access & Pedestrian Circulation:**

The Polestar Village community will be accessed with the extension of Orchard Place and Locust Drive on the north. Orchard Place will terminate just west of the development with a temporary Cul-de-sac. Additionally West Plum will be extended from where it currently ends at the east boundary of the subject property west and then curve north to intersect Orchard Place. A series of private alleys and private drives will provide vehicular access to all of the proposed homes except for the single-family homes which will be accessed directly from Orchard Place. Pedestrians will utilize the detached sidewalks and tree lined streets along Orchard Place and West Plum as well as being able to access a network of on-site pedestrian walkways and trails that will extend throughout the site’s green streets and open areas, connecting the Polestar housing clusters to the various community facilities and the agricultural areas.

### **Neighborhood Compatibility & Natural Features:**

Currently there are both single family and multi-family neighborhoods surrounding the proposed Polestar Village development. As such the building architecture throughout the Polestar community will be residential in scale and character and will seek to enhance the existing surrounding neighborhoods with added interest, diverse housing types, extensive landscape and high quality architectural details. The large stand of existing trees located at the west side of the property along the Pleasant Valley and Lake Canal will be protected and incorporated into a 50’ wide natural area buffer that will extend along the east side of the canal and continue north along the existing Saddle Ridge Condominiums and its detention pond.

### **Storm Drainage & Regional Detention:**

The Polestar property site is part of the Canal Importation Basin. Jacobs Engineering Group is currently in the process of updating the stormwater drainage plan for the Canal Importation Basin. There are currently 3 separate alternatives being reviewed, but for the purpose of this Concept Site Plan submittal we have selected the Plum Detention Alternative (Figure B-4 from the Jacobs Report). This alternative

calls for a 12.4 ac-ft regional detention pond on the subject site, and would have the largest impact on usable space within the site. The required on-site detention volume for the proposed site plan is approximately 4.1 ac-ft (calculated using the FAA method and a 2-yr historical release rate of 11.97cfs) when combined with the 12.4 ac-ft of regional detention a total regional detention volume of 16.5 ac-ft will be required. An on-site water quality pond has been added to the site which will be utilized in tandem with LID features for on-site water quality treatment outside the regional pond. The interim pond as shown on the pond grading plan will not have an outfall until the future storm infrastructure is built. The pond grading shown would require a pump or raised invert in order to gravity drain in to the existing drainage swale east of the pond.

### **Site Infrastructure & Public Improvement Development Schedule:**

The Polestar Village on-site infrastructure includes the proposed extension of West Plum Street and Orchard Place and its associated water, sanitary sewer, storm drainage and franchise utility improvements. These public improvements shall be constructed as one single phase of development. If approved construction is expected to begin in the 3<sup>rd</sup> Quarter of 2022 with residential building construction beginning in the 1<sup>st</sup> Quarter of 2023.

### **Overall Planning Concept & Site Design:**

The Polestar Village community will be owned and operated by the proposed applicant. The Polestar development with its diversity of housing types will satisfy a much needed opportunity for Fort Collins' "for sale and rental" housing markets. Additionally Polestar Village intends to provide some level of affordable rental housing that will be integrated into the multi-family housing product types.

Open Space areas throughout the proposed development and the agricultural farm area will be owned and maintained by the Polestar HOA. Open space areas will be fully landscaped per the City's Landscape Development Standards with Orchard Place and West Plum Street including detached sidewalks with tree lawns planted with street trees 40' on center. Native grasses and plant species will be used to reestablish the floodplain and Detention pond areas. The remainder of the community open space areas will be landscaped with water-wise shade/ornamental trees, shrubs, perennials, grasses and drought tolerant turf. Within the individual housing clusters, permaculture gardens or "Kitchen Gardens" will be integrated into the green courtyards allowing nearby residents to grow their own food in close proximity to their front doors.

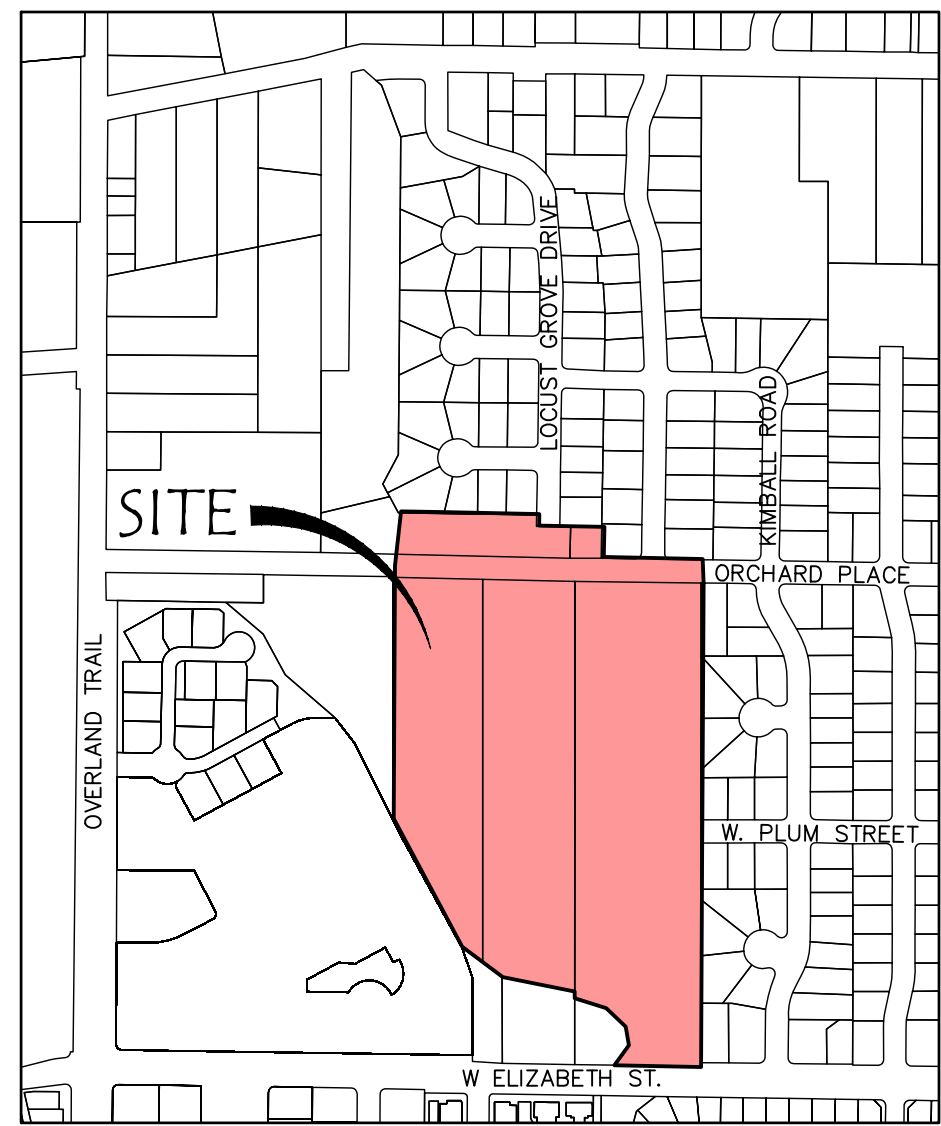
In addition to the public improvements mentioned above, the proposed on-site construction will include paved private drives and parking areas with curb and gutter, water and sewer services, storm drainage infrastructure, stormwater and LID water quality improvements, and site landscape/irrigation. The Polestar Village community will also include surface and covered bike parking areas and electric vehicle charging stations distributed throughout the property. Additionally Polestar Village will also include robust Bike-Share and Car-Share programs that can be accessed by all of its HOA residents.

The Polestar Village community will endeavor to meet all of the City's development and engineering standards including minimum lot area, setback, landscape buffers, minimum open space, building height requirements, etc. as specified in the City's Land Use Code. It is not yet fully known if any engineering variances or modifications to standards will be required based on the Concept Plan as it is currently illustrated.



# POLESTAR VILLAGE

## CONCEPT SITE PLAN



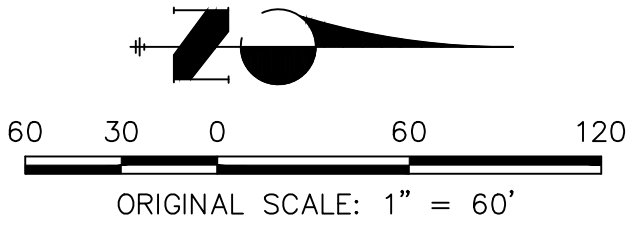
VICINITY MAP

### LAND USE DATA

TOTAL LAND AREA	21.7 AC
EX. RESIDENCE	0.85 AC
EX. ORCHARD PLACE ROW	1.05 AC
PROPOSED ROW, PRIVATE ALLEY/ DRIVE	3.94 AC
RESIDENTIAL LOT & BUILDING GFA	4.39 AC
COMMON OPEN SPACE	8.28 AC
OUTLOT S A & B	3.19 AC
NET DEVELOPABLE AREA (EXCLUDES EX. RESIDENCE & EX. ROW)	19.8 AC
TOTAL # OF DWELLING UNITS	136 DU
GROSS DENSITY (BASED ON 19.8 AC)	6.87 DU/AC
NET DENSITY (EXCLUDES OUTLOT S A & B)	8.19 DU/AC

### UNIT TYPES

- 19 UNITS SINGLE FAMILY DETACHED WITH FRONT FACING GARAGES
- 36 UNITS TOWN HOMES W/ SURFACE PKING
- 20 UNITS TOWN HOMES W/ GARAGES
- 25 UNITS CONDO/ APT W/ GARAGES
- 36 UNITS MULTI-FAMILY APARTMENT W/ SURFACE PKING
- ELDER GROUP HOME, MAX. 8 RESIDENTS (5,000 SF - 2 STORY)
- COMMUNITY CENTER W/ 6 B & B GUEST ROOM (8,000 SF - 2 STORY)
- AGRICULTURAL BLDGS (4,000 SF - 2 BLDGS)
- TEMPLE/ PLACE OF WORSHIP (3,000 SF - 1 STORY)
- BIKE PARKING & CHARGING STATION
- CAR PORTS



POLESTAR CONCEPT  
JOB NO. 39797.01  
06/28/21  
SHEET 1 OF 2

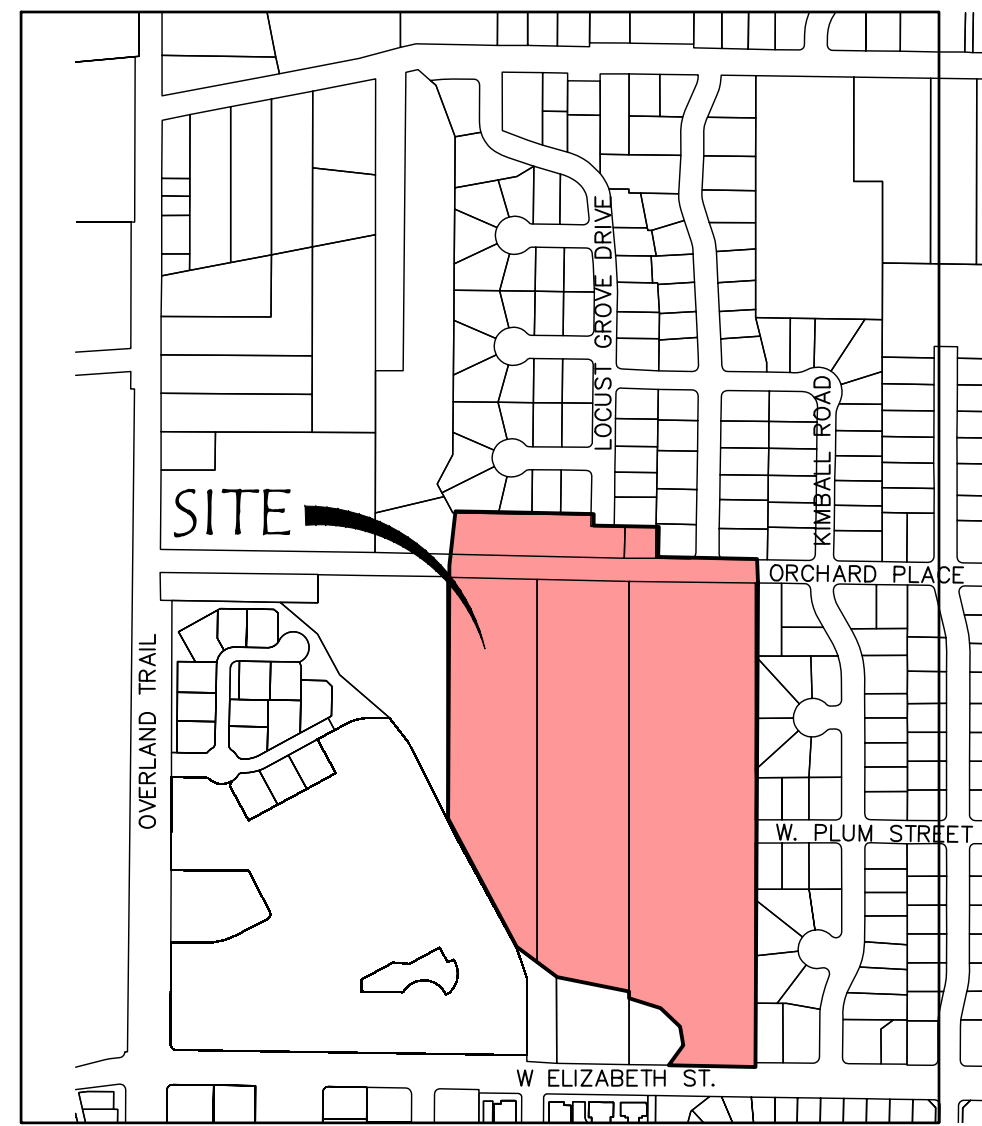
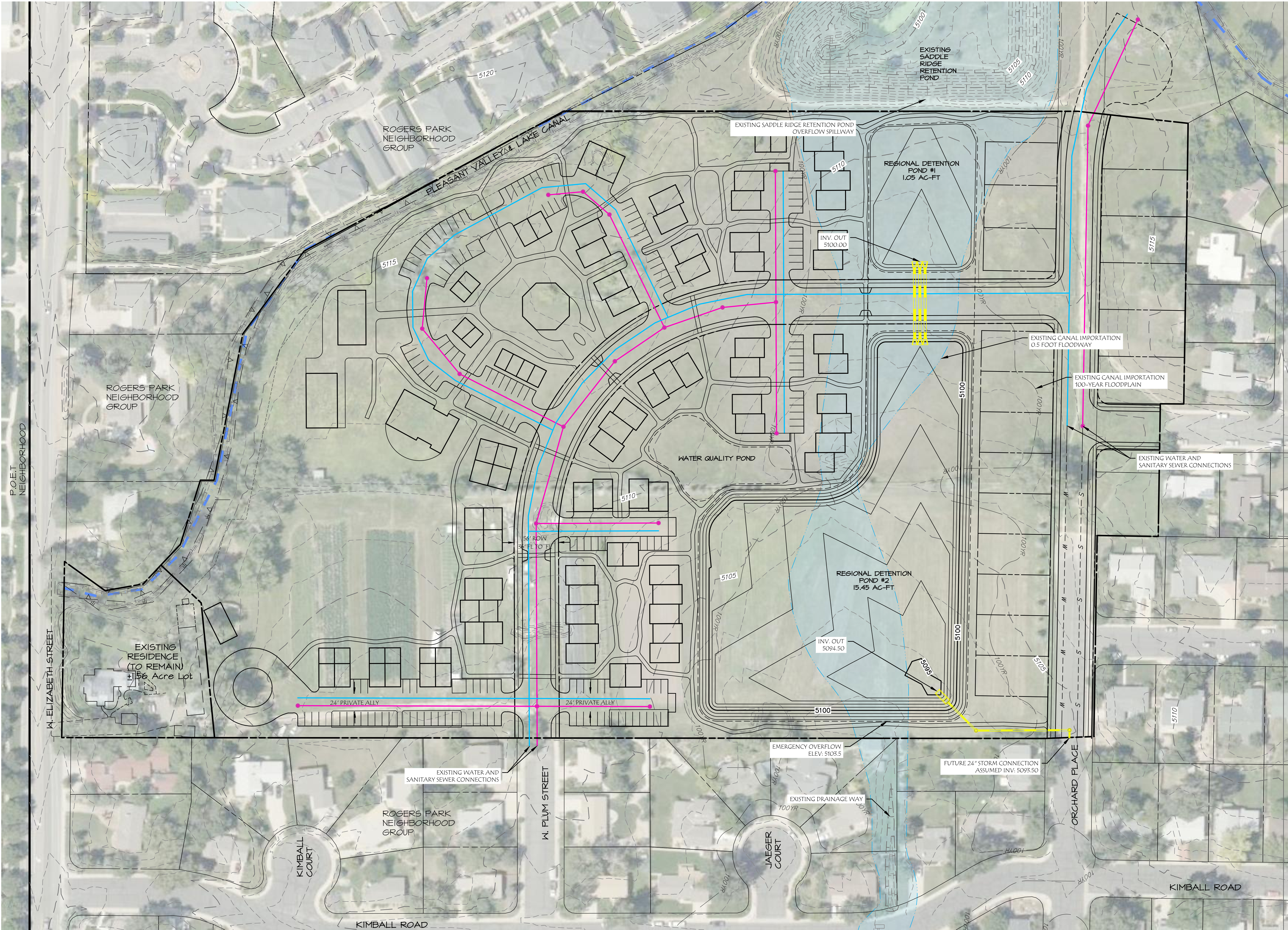


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# POLESTAR VILLAGE

## CONCEPT UTILITY/POND GRADING PLAN



VICINITY MAP

### LEGEND

SANITARY SEWER PIPE	
POTABLE WATER PIPE	
STORM DRAIN PIPE	
PROPOSED CONTOUR	MAJOR — 50XX — MINOR — 50XX —
EXISTING CONTOUR	MAJOR — 50XX — MINOR — 50XX —

### DETENTION DATA

TOTAL DETENTION VOLUME REQUIRED: 16.5 AC-FT

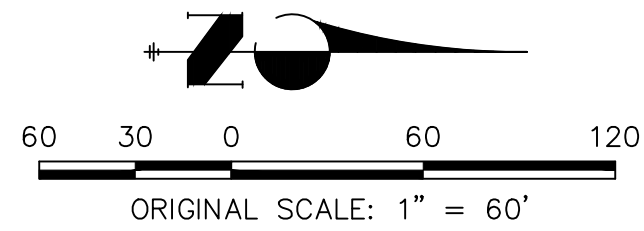
12.4 AC-FT PER: CANAL IMPORTATION BASIN-SELECTED PLAN UPDATE ALTERNATIVES ANALYSIS REPORT, JACOBS ENGINEERING GROUP, DEC. 2020, FIG. B.4

4.1 AC-FT : REQUIRED ON-SITE DETENTION VOLUME USING FAA METHOD

POND #1 VOLUME: 1.05 AC-FT

POND #2 VOLUME: 15.45 AC-FT

TOTAL VOLUME PROVIDED: 16.50 AC-FT



POLESTAR CONCEPT  
JOB NO. 39797.01  
06/24/21  
SHEET 2 OF 2



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