

# Preliminary Design Review Agenda

Schedule for 08/04/21

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

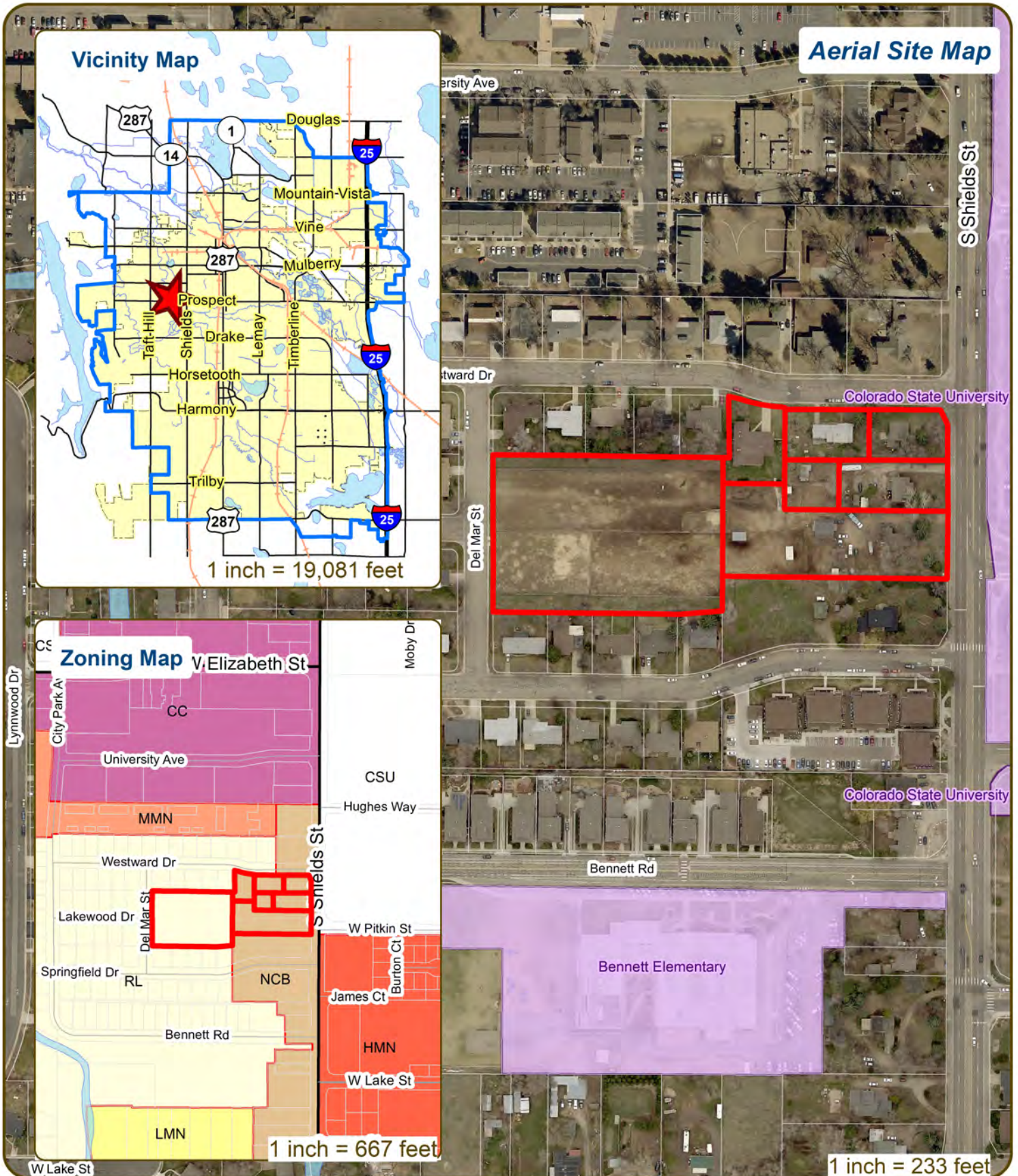
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## Wednesday, August 4, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	<b>1215 Shields St Multi-Family &amp; Single-Family Detached Development  PDR210012</b>	Sam Coutts 970-224-5828 sam.coutts@ripleydesigninc.com	<p>This is a request to develop a series of properties roughly located at 1215 S Shields St as multi-family and single-family detached residential (parcel #'s 9715406034; 9715400007; 9715406015; 9715400005; 9715400002; 9715400006). The development would consist of a three-story, 84 unit multi-family building along Shields Street and a 10-lot single family subdivision to the west. The 84 multi-family units would be split between 1 and 2 bedroom units for a total of 162 bedrooms. 164 parking spaces would serve the multi-family component of the project. The 10 single-family detached homes would be arrayed around a proposed cul-de-sac adjacent to the shared detention pond for the project. Access is proposed from Westward Dr directly to the north and Del Mar St to the west. The site is directly west of S Shields St and approximately .25 miles north of W Prospect Rd. The site is located within the Low Density Residential (RL) and Neighborhood Conservation Buffer (NCB) zone districts, and the proposal would be subject to Planning &amp; Zoning Commission (Type 2) Review.</p> <p>Please Note: A previous PDR application was submitted for this site (see project # PDR170003)</p>	<b>Planner:</b> Clark Mapes <b>Engineer:</b> TBD <b>DRC:</b> Tenae Beane

# 1215 S Shields St

## Multi-Family & Single-Family Dwellings



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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 Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to [currentplanning@fcgov.com](mailto: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

<b>Date of Meeting</b> _____	<b>Project Planner</b> _____
<b>Submittal Date</b> _____	<b>Fee Paid (\$500)</b> _____

**\*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)*

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- 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



## Project Narrative

### 1215 Shields Street Development – Concept Review

#### Design/ Development Team:

Developer: Mr. Erik Fischer

Architect: VFLA Architecture + Interiors

Planner/ Landscape Architect: Ripley Design Inc.

#### Introduction:

The applicant, Mr. Erik Fischer, has been interested in redeveloping the property for years and has been committed to seeing the vision of the property fulfilled. This commitment began long before the rezoning of 1185 and 1201 Westward Drive parcels in 2020. Mr. Fischer is a local and he spent his childhood on the property. The Fischer family has been a part of this town for generations; up until recently, Mr. Fischer and his father shared a law practice together in downtown Fort Collins serving the community. The strong vision for this property aligns closely with City of Fort Collins values: Livability, Community, and Sustainability.

#### Project Site:

The subject site is roughly 5.3 acres and consist of seven separate parcels located directly West of S Shields Street, directly South of Westward Drive, directly East of Del Mar Street, and North of Springfield Drive. The western 1.92-acre is currently zoned as Low Density Residential (R-L) and is used as horse pasture. The eastern 3.37 acres consist of six (6) parcels and is now entirely zoned Neighborhood Conservation, Buffer District (N-C-B) after the recently approved rezoning application. Colorado State University is adjacent east of the site, across the arterial road S Shields Street.

#### Proposed Land Use:

The applicant is proposing to develop two housing types on the 5.3-acre property. The western 1.92 acres, currently zoned as R-L, is proposed to be divided into ten (10) single family detached lots – five (5) on the north and five (5) to the south. The eastern 3.37 acres, currently zoned as N-C-B, is proposed to be one multifamily building. The building is proposed to be three stories tall, contain 84 units (162 bedrooms) and have three amenity courtyard areas for resident use. The multifamily portion of the site represents a density of roughly 25 dwelling units per acre. The units are currently slated to be market rate and rented by the unit.

#### Site Design:

- Building Orientation
  - The proposed single family lots are arranged in a similar manner to the adjacent neighborhood, to respect the existing context and maintain neighborhood character. The applicant will likely not be the homebuilder for these lots.



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- The proposed multifamily building fronts Westward drive to the north and is oriented to take advantage of southwestern sun by providing the three amenity areas within courtyards. The building is also sited to block the view of parking as much as possible from both Westward Drive and Shields Street. A thirty-foot side-yard setback is provided along Shields Street, which is ten feet farther from the Shields right-of-way than the neighboring Carriage House development on Springfield Drive. The front setback along Westward varies from fifteen to twenty-two feet.
- Circulation and Parking
  - A 51-foot-wide strip of right-of-way will be dedicated to serve the new single family lots via the adjacent local street Lakewood Drive, which will terminate in a cul-de-sac. The multifamily portion of the project is accessed via a private drive proposed 330-ft west of S Shields Street to connect Westward Drive. This drive is aligned to provide a natural setback from the multifamily building to the existing single-family residences. The north/south private drive connection shown on the concept plan that connects the parking lot to Springfield Drive is shown as a possible connection, however, is not a guarantee at this point in time. Given that, a twenty (20) foot emergency access easement is provided to connect the cul-de-sac to the private road. The parking lot drive aisles are 26 feet wide to allow for aerial access to the multifamily building.
  - Surface parking will be utilized on the project site; a total of 164 parking spaces are provided, intended to provide a ratio of one space per bedroom. The parking lot is set back at least five feet from property lines and twenty feet from right-of-way.
  - Individual pedestrian entrances are provided to the multifamily units fronting right-of-way, with the main entrance to the building located midblock along Westward Drive. Pedestrian access is provided around the building and the remaining units can be accessed through either internal corridors or the courtyards they face. The proposed emergency access easement that connects the multifamily project to the single-family project will also act as a bicycle and pedestrian connection.
- Open Space and Landscape Design
  - Open space is designed periodically to offer usable amenity areas through three distinct courtyards. These areas primarily have southern facing orientation to maximize daylight and will offer late afternoon shade. In general, the vision for landscape design is to enhance the amenity areas, provide planted buffers for adjacent properties, and add aesthetic interest along the north and eastern edges of the site – S Shields Street. All open space features, driveways, and walks will be maintained by a property management group.
- Stormwater
  - Space has been allocated between the two uses on site for detention and water quality needs. It is assumed the project will require more than this, which will be provided via underground chambers.



- The site generally slopes west to east with a total fall on the site around 10-12 feet. Existing outfalls occur on the southwest corner of Shields and Westward and the northwest corner of Shields and Springfield. Detention of stormwater will be provided on site and a system of roof drains, storm pipes, swales, and storm drain inlets will be provided through the site where necessary to collect stormwater. Pipe sizes will be determined during design. There is no floodplain located on the site.

### Architecture

The design intent of the project includes the development of a single, 3-story building. The units will include dedicated balconies for each unit. Of note is the anticipated community space roof deck on the SE corner of the building located above the 3rd floor units. It will be of limited square footage.

It is anticipated that the primary building facades of the building will be placed near the corner of S. Shields Street and Westward Drive to reinforce the corner of the lot and intersection. The main entry will be located near the midpoint of the building along Westward Drive. It will be designed and developed to indicate it as the primary entry. It will include pedestrian scaled elements. Additional secondary entry locations will be made available to the residents from the south, parking lot through a series of stair towers. They are intended to include pedestrian scaled elements of like kind as the main entry.

The architectural aesthetic of the building utilizes high quality materials at all areas of the building. The base of the building will include materials that indicate a base that clearly anchors the building to the ground. The remaining materials are intended to be of high quality and allow the Client low maintenance. Generally, material selections will endeavor to relate to the neighborhood context in which the project resides.

The building has been developed with an aesthetic utilizing a variety of unique vertical elements at the exterior balconies to visually break the length of the building. The design aesthetic for these items include the use of a base material and 2 story body. The roofs of these elements utilize alternating roof types of gable and hip roofs to create visual variation to the exterior. The design takes from the general context of building styles of the surrounding neighborhoods. Additionally, the ends of the buildings utilize an asymmetrical roof that sweeps down at the corners to reduce the visual massing and soften the building edges.



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# SITE DATA

BLDG. TYPE	QTY.	BEDROOMS
MULTIFAMILY		
ONE BEDROOM UNITS	6	6
TWO BEDROOM UNITS	78	156
TOTAL		162

SINGLE FAMILY LOTS      10    (5,800-6,600 SF)

PARKING  
164 SPACES

