

# Conceptual Review Agenda

Schedule for 08/12/21

Meetings hosted via Zoom Web Conferencing

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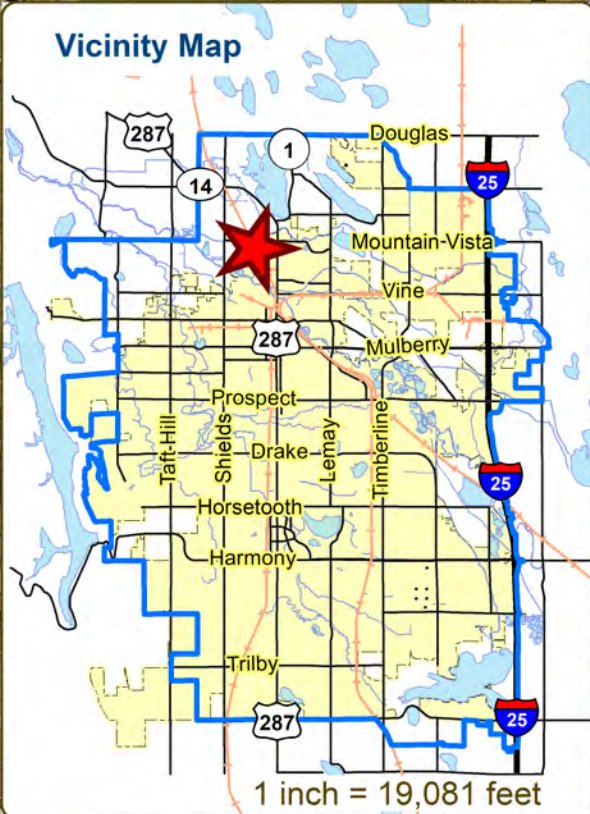
## Thursday, August 12, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	<b>Revive Development Major Amendment</b>  CDR210064	Shelley LaMastra 970-484-8855 slamastra@russellmillsstudios.com	This is a request to develop 14 single-family attached dwelling units as part of the Revive Development located at 208, 220, and 232 Greenleaf St (parcel # 9702121004; 9702121003; 9702121002). The proposed dwelling units would use the existing 28 angled parking spaces internal to the site. The site is located directly south of W Willox Ln and approximately .1 miles west of N College Ave. Access is taken from N Mason St to the west and W Willox Ln to the north. The property is within the Service Commercial (CS) zone district and is subject to a Major Amendment which will require Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Sophie Buckingham DRC: Tenae Beane

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# Revive Development Major Amendment

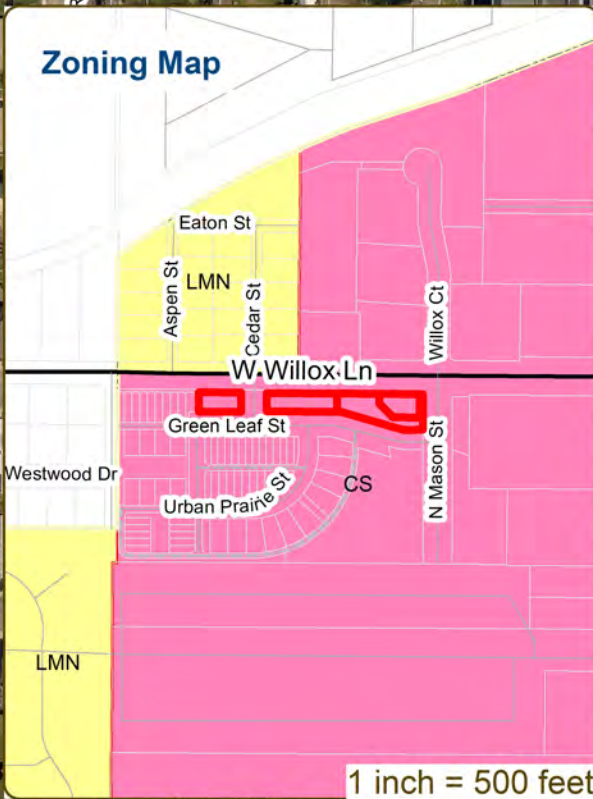
Vicinity Map



Aerial Site Map



Zoning Map



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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) \_\_\_\_\_

Russell + Mills Studios - Shelley LaMastra - Planner/Landscape Architect

Business Name (if applicable) Russell + Mills Studios

Your Mailing Address 506 S College, Unit A Fort Collins, CO 80524

Phone Number 970-484-8855 Email Address slamastra@russellmillsstudios.com

**Site Address or Description** (parcel # if no address) 220 Greenleaf Street (9702121003) and 208 Greenleaf Street (9702121004) and 232 Greenleaf Street (9702121002)

**Description of Proposal** (attach additional sheets if necessary) Three (3) Two-story Buildings with 14 units  
Single-family attached (townhomes)

**Proposed Use** Single Family Attached (townhomes) **Existing Use** Vacant

Total Building Square Footage 25,088 S.F. Number of Stories 2 Lot Dimensions varies

**Age of any Existing Structures** N/A

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 27,994 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?



**Site Location**

NTS

## SITE PLAN

### Proposed Use

Located along the Willox Lane street frontage at the SW corner of Willox Lane and Mason Street. Fourteen additional residential units with flex spaces included in each unit are proposed to complete the remaining portion of the Revive Development.

### Overall Design Intent

The overall design intent is to add additional residential units to the successful and established green community. This is accomplished by using geothermal and green building architecture techniques as well as working around the established community gardens that are located along Willox Lane.

### Current Use

Currently the site is developed with existing single-family detached and attached units. There is an existing community garden as well as existing detention and trails.

### Access & Circulation

Revive will be accessed off of Willox Lane on the north or from Mason Street on the east. Pedestrians will be able to utilize the sidewalks along Willow and Mason as well as be able to connect onto the trail system to the south in the detention.

### Compatibility with Surrounding Area

Architecture will be compatible with the existing buildings in the Revive development. Currently there are established neighborhoods and commercial surrounding the proposed Revive site.

### Natural Features

No natural features are part of this site. There are community gardens along Willox Lane that will be protected and maintained for the community.

### **Lighting**

All lighting within the residential area will meet City of Fort Collins requirements.

### **Planting, Lawn, and Street Trees**

Streets within Revive are established with tree lawns with groupings of ornamental grasses and detached sidewalks. Proposed planting around the new buildings will continue with the established geometric character of the planting layouts. All plants will be low water use or native to the maximum extent possible.

## **ENGINEERING**

### **Stormwater Detention**

All stormwater detention will be handled in the regional detention pond that was previously planned for this site. Stormwater quality will be partially handled in the regional detention pond and LID Stormwater quality will be handled in the pervious pavers installed in the parking stalls immediately south of the proposed buildings.

### **Site Drainage**

The roofs are anticipated to drain towards the south. It was originally anticipated with the original drainage report that the roofs on these building would be split 50/50 and drain towards the north and south, but it doesn't appear to present a problem if the roofs drained towards the south. The pervious pavers on the south side of the two westernmost buildings appears that it would provide ample LID stormwater water quality for the proposed development.

### **Utilities**

Existing water & sewer services were stubbed to the east of the 4-Unit building, the west of the 7-Unit building, and the east (water) and south (sewer) of the 3-Unit building. It is anticipated that new sewer services will be tapped from the existing sewer main to the south and the previously planned sewer services will be removed/abandoned. It is anticipated that a shared private service (1" to 2" in size) will run on the north sides of the two westernmost buildings and the southside of the easternmost buildings and provide individual ¾" taps and services to each individual unit off of the shared private service line. This is what was done for the townhomes that were developed with Union Place Filing 2 due to the existing constraints and the change from condominiums to townhomes.

## **ARCHITECTURE**

### **Design**

The architecture for this phase will be in character with the existing surrounding buildings with a similar material pallet and similar forms. However, this phase is proposed to be two stories providing some vertical undulation as related to the more immediately adjacent three-story buildings. It is also possible that a new accent building material may be introduced to provide more variety. The goal of providing very energy efficient (Net Zero) and comfortable units at market costs will continue to be in the foreground of this phase.

### **Fire Sprinklers**

All residential buildings will meet current code requirement for sprinklers.

## **PREVIOUS APPLICATIONS**

This is the first Conceptual Review application submitted for this project.



Concept Plan

