

Preliminary Design Review Agenda

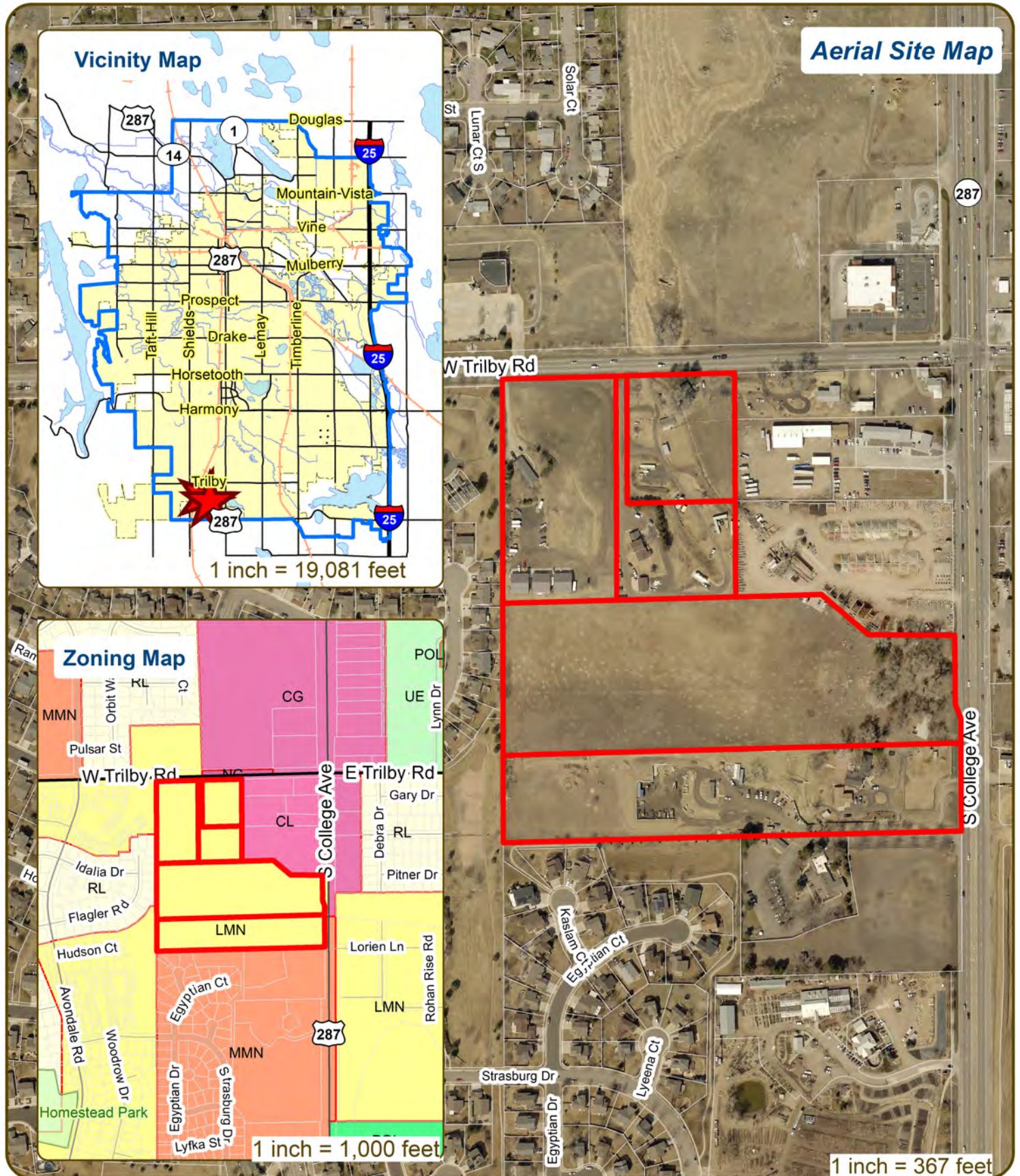
Schedule for 10/13/21

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

Wednesday, October 13, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	6801 S College Ave Rezone and Overall Development Plan PDR210020	Sam Coutts 970-224-5828 sam.coutts@ripleydesigninc.com	<p>This is a preliminary design review to rezone and establish an Overall Development Plan for 6801 S College Ave and the adjacent parcels located southwest of the intersection of S College Ave and W Trilby Rd (parcel #9614100009; 9614100012; 9614100015; 9614100007; 9614100001). The proposal is to rezone the properties from the Low Density Mixed-Use Neighborhood (LMN) to the Medium Density Mixed-Use Neighborhood (MMN) zone district. An Overall Development Plan is proposed concurrently and would include nine subareas of varying residential density such as multi-family dwellings and townhomes. A new local road and collector road are proposed as part of the ODP to facilitate vehicle access and circulation. Access will be taken from the Trilby to the north and S College Ave to the east. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district. The proposed rezoning would be subject to final review and approval by the City Council, and the Overall Development Plan would be subject to Planning & Zoning Commission (Type 2) Review.</p> <p>Please note: A previous Conceptual Review proposal was submitted for this site. It can be found under project # CDR200003.</p>	Planner: Kai Kleer Engineer: TBD DRC: Todd Sullivan

6801 S College Ave Rezone and Overall Development Plan



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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 planning@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



6801 S. COLLEGE
PRELIMINARY DEVELOPMENT PREVIEW NARRATIVE
1 September 2021

Conceptual Review: 1/17/2020 (College & Trilby Multi-Unit)

General information

The extents of this project include approximately 28 acres adjacent to West Trilby Road and South College Avenue with exception of the intersection corner. There are five parcels included with existing single-family homes and vacant land. The property adjacent to College Avenue is approximately 760 feet south of Trilby Road. The property adjacent to Trilby Road is approximately 620 feet west of College Avenue. Currently, all parcels included in this project are zoned Residential Low Density Mixed-Use Neighborhood (LMN). Adjacent zone districts include Limited Commercial (CL) at the intersection, Medium Density Mixed-Use Neighborhood (MMN) to the south, and a combination of LMN and Low Density Residential (RL) to the West. To provide a cohesive land use plan for all five parcels, it is anticipated that an Overall Development Plan will be submitted.

Proposed zoning and uses

The City's standard zoning pattern is to have commercial at the intersection of major roadways, which transitions to medium density, which then transitions to low density. The College/Trilby intersection has commercial at the corner but then changes abruptly to low density. We are proposing to modify the zoning of these parcels to medium density to create the transition that is typically desired. Not only would the zoning transition density and land use intensity more appropriately, but within the project the housing types would transition as well. It is anticipated that the project would include multi-family homes along the commercial district boundary and a townhome product with open space along the low-density district boundary. In addition to the residential uses, a little over an acre of office uses are planned along College Avenue.

Circulation

The main points of vehicular access will be from South College Avenue and West Trilby Road following the South College Access Plan. There are not any existing roadways that are stubbed to this property from Ridgewood Hills, the existing single-family subdivision to the west. Therefore, a connection is not made. However, this project will extend Mars Drive from Trilby to the southern boundary of the project allowing that street to continue south in the future.

In lieu of a vehicular connection to Ridgewood Hills, there is potential to connect a pedestrian and bicycle trail to the existing trails along the east side of Ridgewood Hills and the north side of Shenandoah 1st thus providing a connection for future residents to get to Coyote Ridge Elementary School and Homestead Park. Additionally, land will be dedicated along Trilby Road for the construction of a detached sidewalk leading towards the existing church and coffee shop.



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Compatibility

The proposed zoning of Medium Density Mixed Use Neighborhood is more compatible with surrounding uses than the existing zoning of Low-Density Mixed-Use Neighborhood. This area is the only location along the entire length of College Avenue that has LMN adjacent to the highway. Directly adjacent to the south of this property is zoned MMN and we are proposing to extend that zoning north to create a buffer between the commercial property and the existing low density residential.

Aesthetically, this project will aim to achieve the goals set forth in the South College Corridor Plan elevating this area to the standard envisioned back in 2009, bringing new life to a major gateway of our city.

Detention and drainage patterns

A ridge runs from northwest to southeast through the site dividing it into two drainage basins. There is a low spot on the south-central portion of the property where we anticipate a detention pond and LID features integrated into open space. A second pond may need to be located on the northeast edge of the site. All final designs will conform to the drainage basin design of the Fossil Creek Master Drainage Plan and Fort Collins Stormwater Criteria Manual.

Natural Features

The Loudon Ditch meanders through the site and as it nears College Avenue there is a significant stand of cottonwood trees. The intent is to keep this area as open space and preserve these trees. An appropriate natural habitat buffer zone will be provided along the length of the ditch. The area within the natural habitat buffer zone will be enhanced with native plantings. Additional open space will be provided around the detention pond and as a buffer to existing homes to the west in the Ridgewood Hills Subdivision.

Questions

Can Staff support the zone change to MMN?

What level of engineering will be required to approve an ODP for the area?



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PLANNING AREA	ANTICIPATED USES
A	SINGLE FAMILY ATTACHED
B	MULTIFAMILY, SFA, MIXED USE
C	SINGLE FAMILY ATTACHED
D	MULTIFAMILY, SFA, MIXED USE
E	MULTIFAMILY, MIXED USE
F	SINGLE FAMILY ATTACHED
G	MULTIFAMILY, SFA, MIXED USE
H	MULTIFAMILY, MIXED USE
I	COMMERCIAL, MIXED USE

