

Conceptual Review Agenda

Schedule for 07/14/22

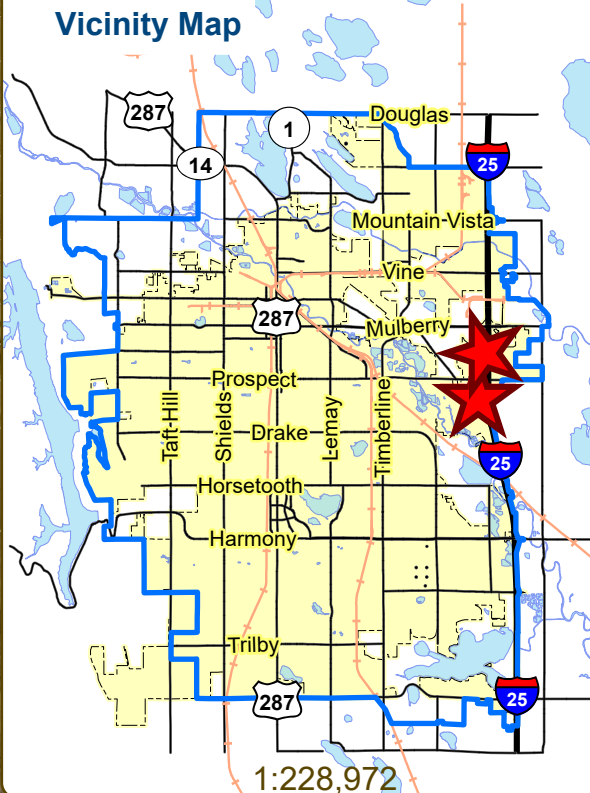
Meetings hosted via Zoom Web Conferencing

Thursday, July 14, 2022

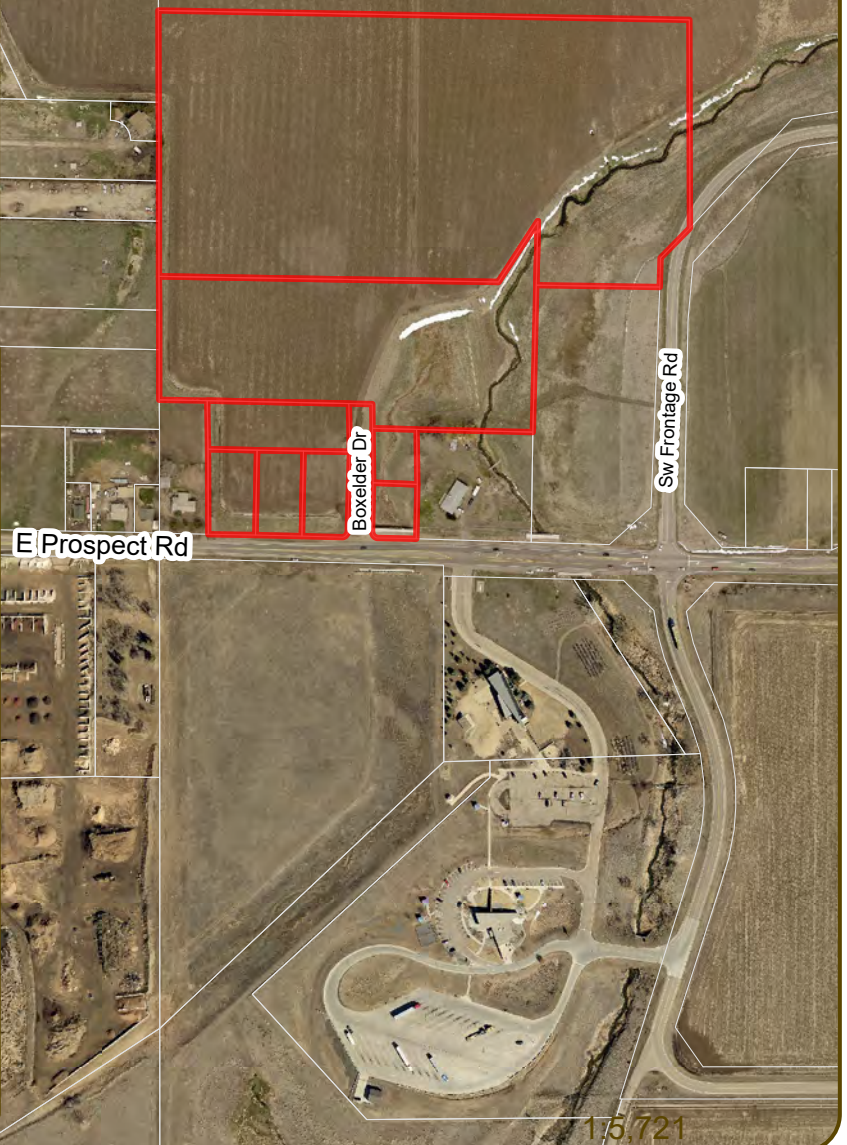
Time	Project Name	Applicant Info	Project Description	
10:15	Gateway Apartments CDR220054	Dave Klebba 303-807-9005 dklebba@rockefellergroup.com	This is a request to develop multi-family residential apartments near the I-25 and E Prospect Rd interchange. (parcel # 8716400066). The applicant is requesting to develop market-rate multi-family product on the 14.3 acres that is zoned for multi-family in conformance to the City of Fort Collins zoning code. The intent is to develop roughly 20-22 DUs/ Acre or 275 - 300 units. Access would be taken from E Prospect Rd to the south. The site is located directly north of E Prospect Rd and approximately 0.38 miles west of I-25. The property is within the Medium Density Mixed-Use Neighborhood District (M-M-N) zone district and is subject to Planning & Zoning Commission (Type 2) Review.	Planner: Clark Mapes Engineer: Tim Dinger DRC: Brandy Bethurem Harras

Gateway Apartments Multi-Family Residential

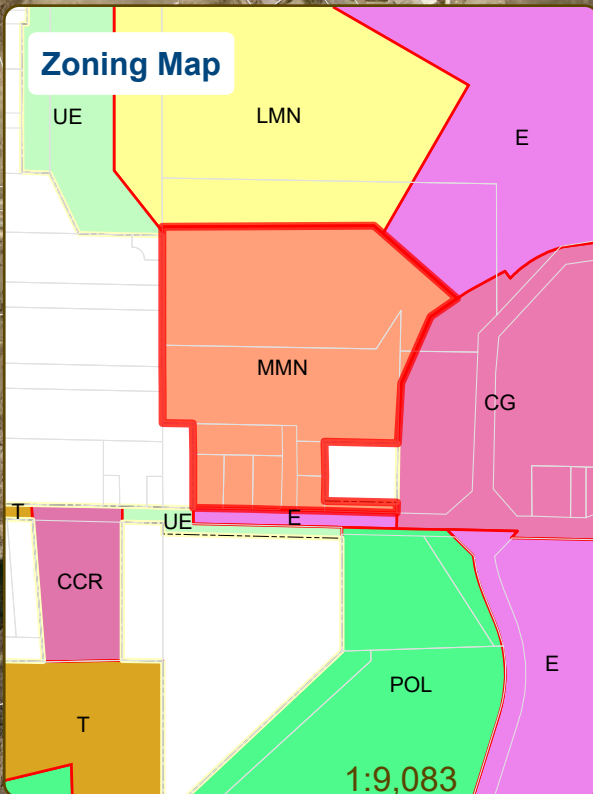
Vicinity Map



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. 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 29, 2022

Fort Collins Planning and Zoning Department
281 N College
Fort Collins, CO 80524

Re: Concept Submittal - Gateway Apartments - I-25 and Prospect Road – MMN Parcel

To whom it may concern:

We are pleased to present to you the attached Concept Submittal for Gateway Apartments.

Our submittal represents 276, 3-story luxury apartment homes proposed on this 13 Acre property. We envision a 1-2 story amenity and leasing building housing the resident amenities and accompanying pool deck at the SW corner of the site as the gateway to our property. The site is configured to have a central private drive that enters off of Street B and turns to make its way north to Street D along a north-south axis.

The majority of the site is made up of 3-story, walk-up apartment style units with tuck-under parking at the first floor. These buildings are oriented outwardly at the external streets and toward the interior private drive to create a pleasant street presence and a pedestrian friendly environment for both our project as well as the surrounding neighborhood. With multiple apartments fronting the public trail and the Boxelder Creek, we are taking advantage of what will become a natural amenity to the project. We also take advantage of internal parking courts to serve as the majority of our required parking along with our trash and recycling locations.

We have created multiple green space areas for resident enjoyment throughout the site and along the public trail. We believe residents will utilize the internal network of walks and paths to enjoy both the internal open space as well as the connection to the public trail through the master development.

Ultimately, we envision a pedestrian friendly environment that enhances the community with its architecture and serves the residents, long-term, as a wonderful neighborhood to live in.

We appreciate your time and effort reviewing our Concept Submittal for this project.

Sincerely,
Studio PBA, Inc.

A handwritten signature in black ink, appearing to read "John Payne", is written over a horizontal line.

John Payne, Architect
Senior Principal

GATEWAY AT PROSPECT

I-25 AND PROSPECT RD.
ROCKEFELLER GROUP

FORT COLLINS, CO
JUNE 2022



SITE DENSITY				
PARCEL NAME	LOT SIZE	LOT SIZE (ACRES)	UNIT COUNT	DU/AC
SITE	566,428 SF	13.0 acres	276	21.2



VICINITY MAP

ZONING ANALYSIS		
ZONING DISTRICT	M-M-N	
PROPOSED USE	MULTI-UNIT DWELLING (276 D.U.)	
REVIEW TYPE	SUBJECT TO PLANNING AND ZONING BOARD REVIEW	
ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	566,428	13.0
AREA TO BE DEEDED FOR ADDITIONAL R.O.W.	TBD	TBD
NET PROJECT AREA	358,119	N/A
DENSITY	REQUIRED (MIN.)	PROVIDED
DWELLING UNITS PER ACRE	7.0	21.2
HEIGHT	REQUIRED (MAX.)	PROVIDED
STORIES	3	3
HEIGHT	40' - 0" (W/O REVIEW)	TBD
SETBACKS	REQUIRED (MIN.)	PROVIDED
PROSPECT RD.	9' - 0"	173' - 4 1/2"
"STREET B"	9' - 0"	10' - 8"
"STREET D"	9' - 0"	10' - 9 3/8"
"STREET E"	9' - 0"	45 - 3 5/8"
PARKING REQUIREMENTS	REQUIRED	PROVIDED
TOTAL VEHICLE PARKING SPACES	455	455
STANDARD STALLS	455	455
COMPACT CAR STALLS	0/46 (MIN./MAX.)	0
ACCESSIBLE STALLS	10	10
LOADING SPACES	TBD	TBD
TOTAL BICYCLE PARKING SPACES	439	439
ENCLOSED, 60%	263	263
FIXED, 40%	196	196



BUILDING AREA INFO	
AMENITY	8,253 SF
BALCONY	26,336 SF
CIRCULATION	34,268 SF
GARAGE	27,851 SF
RESIDENTIAL	2,392 SF
TRASH	2,060 SF
UNIT	256,959 SF
GRAND TOTAL GSF	358,119 SF

OVERALL UNIT MIX - SITE					
TYPE	UNIT DESCRIPTION	QTY	UNIT AREA	TOTAL AREA	MIX
S1	STUDIO	20	528 SF	10,560	7%
		20		10,560	7%
A1	1 BEDROOM / 1 BATH	98	715 SF	70,070	36%
A2	1 BEDROOM / 1 BATH	12	871 SF	10,452	4%
A3	1 BEDROOM / 1 BATH	13	863 SF	11,219	5%
		123		91,741	45%
B1	2 BEDROOM / 2 BATH	38	1,072 SF	40,736	14%
B2	2 BEDROOM / 2 BATH	12	1,034 SF	12,408	4%
B3	2 BEDROOM / 2 BATH	18	1,130 SF	20,340	7%
B4	2 BEDROOM / 2 BATH	35	1,162 SF	40,670	13%
		103		114,154	37%
C1	3 BEDROOM / 2 BATH	30	1,350 SF	40,500	11%
		30		40,500	11%
		276		256,955	100%

AVG STUDIO	AVG 1 BED	AVG 2 BED	AVG 3 BED	AVG UNIT SQ FT
528 SF	746 SF	1,108 SF	1,350 SF	931 SF

RESIDENTIAL PARKING PROVIDED			
PARKING TYPE	COUNT	LENGTH	WIDTH
RESIDENTIAL - AMENITY	38	18' - 0"	9' - 0"
RESIDENTIAL - GUEST	32	18' - 0"	7' - 0"
RESIDENTIAL - SURFACE	291	18' - 0"	9' - 0"
RESIDENTIAL - TUCK UNDER	94	18' - 0"	9' - 0"
GRAND TOTAL	455		

*TANDEM PARKING IS NOT COUNTED TOWARDS TOTAL

PARKING PROVIDED - PER UNIT		
PARKING COUNT	INPUT - UNIT COUNT	PARKING PER UNIT
455	276	1.65

PARKING REQ. BY ZONING - STUDIO			PARKING REQ. BY ZONING - 1 BED		
COUNT	STU. RATIO	REQUIRED	COUNT	1BR RATIO	REQUIRED
20	1.5	30	123	1.5	185
PARKING REQ. BY ZONING - 2 BED			PARKING REQ. BY ZONING - 3 BED		
COUNT	2BR RATIO	REQUIRED	COUNT	3BR RATIO	REQUIRED
103	1.75	180	30	2	60

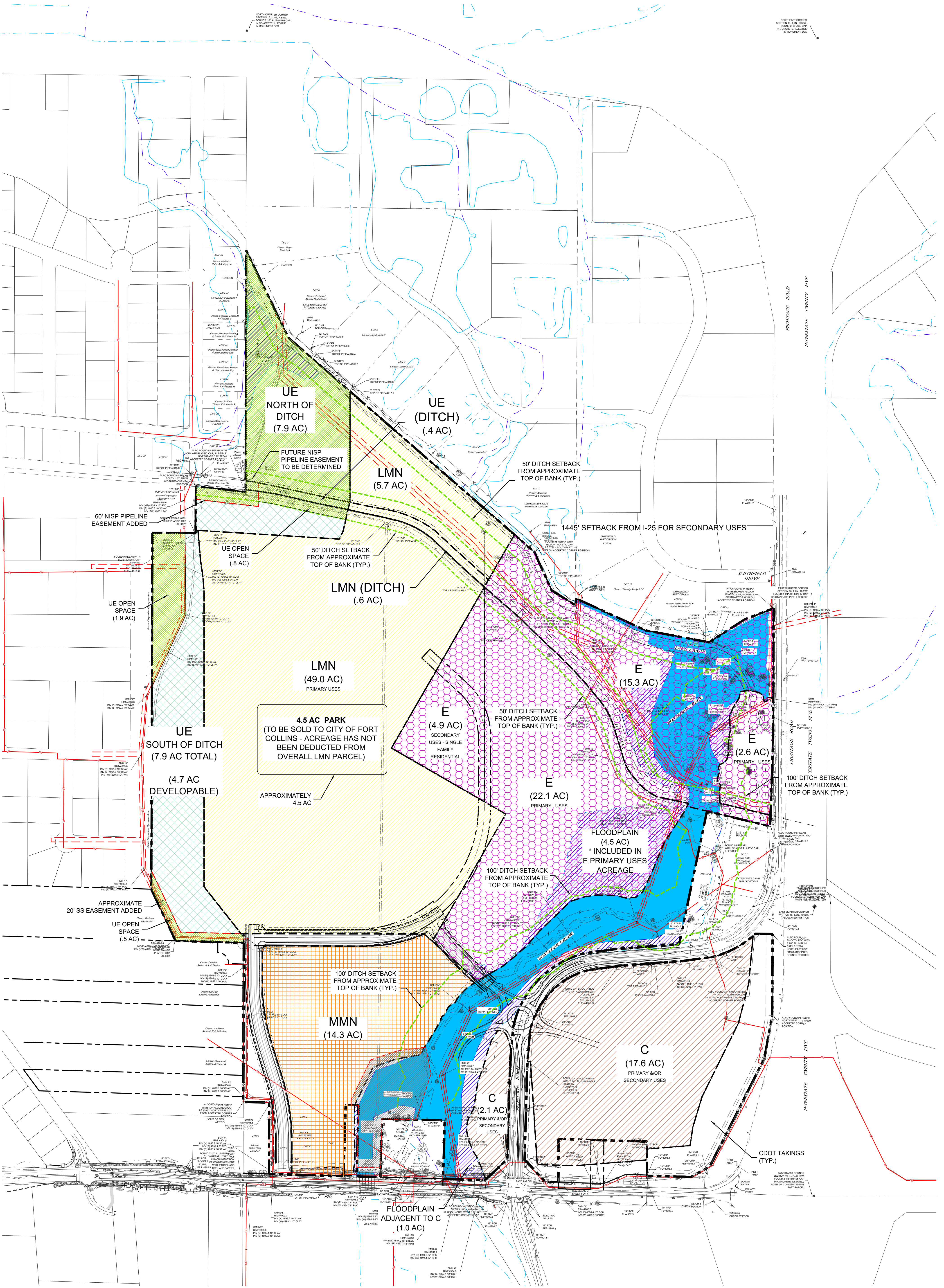
REQUIRED PARKING BASED ON UNIT TYPE PER ZONING: **455 PS**



GATEWAY AT PROSPECT

SITE PLAN - LEVEL 2

06.29.2022



GATEWAY AT PROSPECT - BACKBONE COMPOSITE

2.26.20

1:200