

# Preliminary Design Review Agenda

Schedule for 07/27/2022

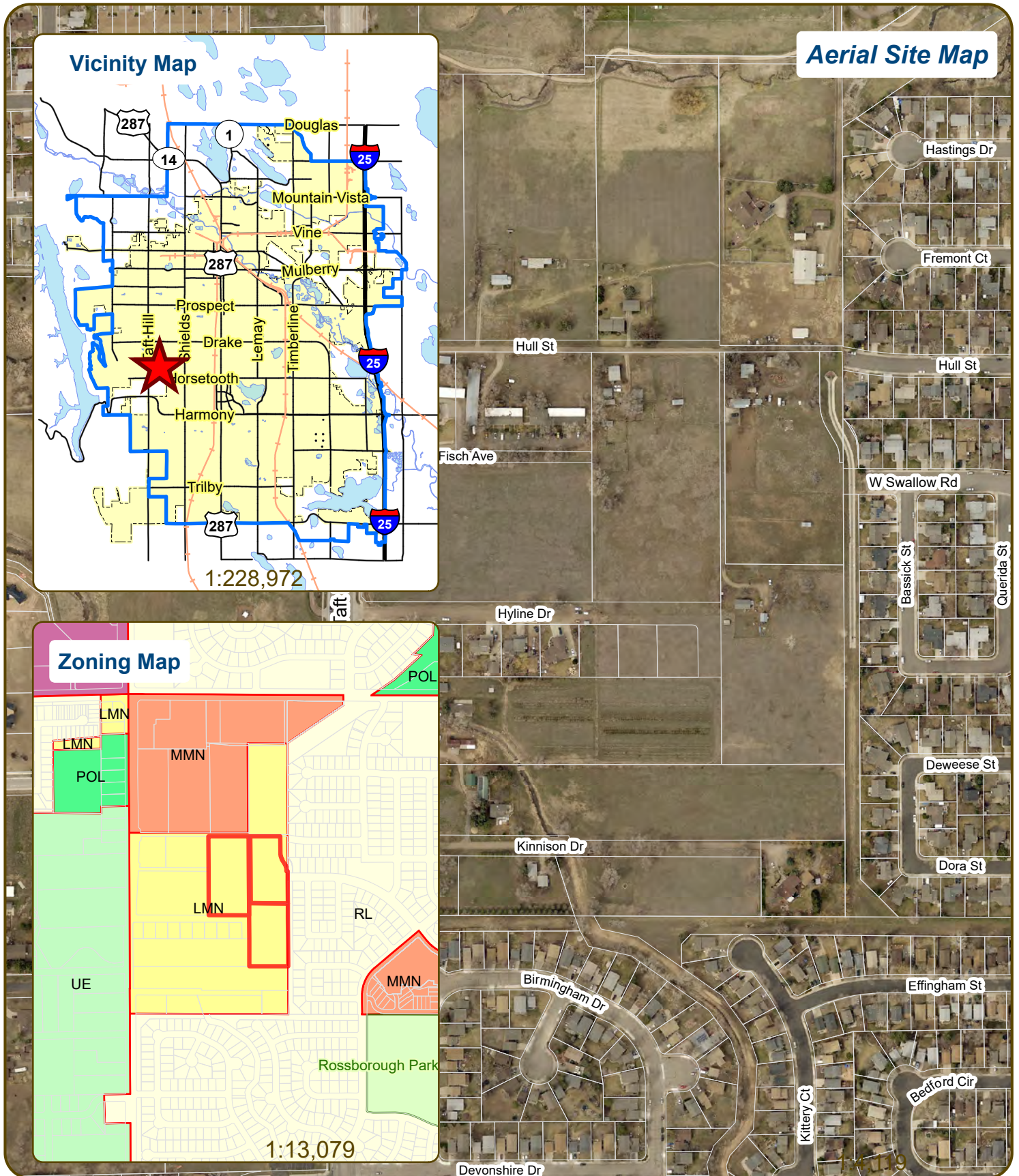
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

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## Wednesday, July 27, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	<b>Residences at 1839 Hyline Drive</b> <b>PDR220005</b>	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to construct 64 single family dwellings and 42 two-family dwellings on the parcels at 1839 Hyline Dr., 1901 Hull St., and 1925 Hull St. (parcel # 9727205012, 9727205008, 9727205007). The proposal includes 106 dwelling units. With access taken from Hull St connecting through on the north, Hyline Dr. connecting from the west, and W Swallow Rd connecting from the east. The site is approximately 0.22 miles south of W Drake Rd. and approximately 0.12 miles east of S Taft Hill Rd. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district, and is subject to Administrative (Type 1) Review.	<b>Planner:</b> Kai Kleer/Arlo Schumann <b>Engineer:</b> TBD <b>DRC:</b> Todd Sullivan

# Residences at 1839 Hyline Drive Single and Two 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 [planning@fcgov.com](mailto: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 (\$1,000)** \_\_\_\_\_

**\*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)

**Project Narrative** – Please include the following information:

- (a) What are you proposing/use?

**64 Single family detached and 42 two-family dwellings. L-M-N Zoning.**

- (b) What improvements and uses currently exist on the site?

**The site predominantly contains various single family houses and outbuildings, horse properties and former farmland. The proposal is for three parcels addressed 1839 Hyline Drive, 1901 Hull Street and 1925 Hull Street. All streets and roads are currently unimproved.**

- (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

**There is a network of proposed public and private roads on the site. The 3 public roads are an extension of W. Swallow Rd to the west, improving the southern half of Hull Ave along the northern property boundary between the two existing sections of Hull St. and a new N-S road connecting Hyline Dr. to the south, Swallow Rd. and Hull Ave to the north. Within the remaining parcels of land, 12' and 20' private alleys and 24' private drives will provide vehicular connectivity to the homes.**

**Pedestrian connectivity (not shown) will be provided by public sidewalks within the proposed public roads connected with a network of pedestrian walks in the green courts between the homes.**

**Parking will be provided in the two-car garages, with some guest parking provided throughout the site.**

- (d) Describe site design and architecture.

**The site is broken into smaller parcels by the completion of the public road network. Within those 3 parcels, a stormwater facility and homes are located in the NE corner at the low part of the site. The parcel to the west is bounded on it's western edge with a neighborhood park and trail and the southern parcel is a mix of single family detached and two-family dwellings facing private green court open spaces. The homes are all intended to be alley loaded, Traditional Neighborhood style, 2-story homes with private side yards and front porches.**

- (e) How is your proposal compatible with the surrounding area?

**The proposed community is the same use of the surrounding area which is generally a mix of single family detached and two-family dwellings. It is also interconnects and improves the public road network. The homes are proposed to be 2-stories tall which also matches the existing neighborhoods. Finally, there are no edges of the property with new homes facing existing homes. New homes are proposed to front to either**

- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

**No, the existing structures do not have fire sprinklers and are intended to be demolished. The proposed structures are not intended to have fire sprinklers. Multiple points of fire department access have been provided all parts of the site except the southmost portion which is less than 30 dwellings. Further, fire service access is anticipated to extend to within 150' of all sides of all dwellings including a widened alley on the western parcel and a T turnaround within a private drive for the south parcel.**

- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

**The existing drainage ditch to the east plus the non-aligned existing public roads are all main factors for the site. Additionally, Hull Ave to the north appears to straddle the property line with half the total ROW located on the two parcels to the north which are not part of the proposed development.**

- (l) Have you previously submitted an application?

**Yes, the owner of the properties brought this in for a Conceptual Review Meeting on February 10, 2022.**

- (m) What specific questions, if any, do you want addressed?

- **What are the city requirements for the road design and compatibility with the Master Street Plan?**
- **Is the city supportive of alternative road designs to help with the identified design obstacles by the applicant?**
- **Is the city supportive of designing an attainable housing product and product type?**
- **Can the applicant propose one product type to meet the density provided under the LMN zoning code?**
- **Is the LMN density based on gross or net acreage?**
- **Are there any infrastructure or supply issues that the applicant needs to be aware of for the future development of the site**

