

Preliminary Design Review Agenda

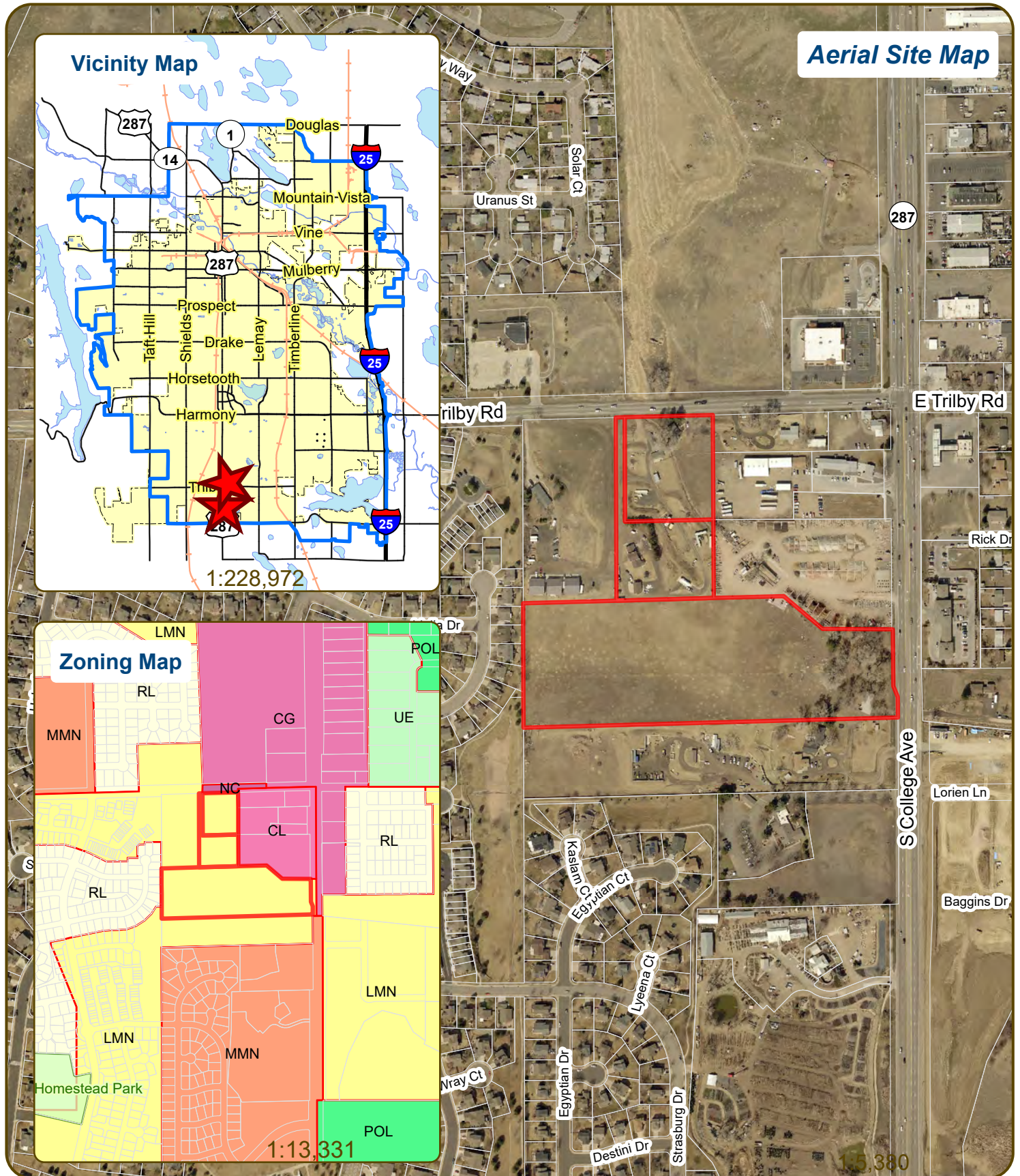
Schedule for 09/07/2022

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

Wednesday, September 07, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	Zocalo - South College Ave PDR220009	Shane Rugg 814-525-0807 Shane.Rugg@zocalo development.com	This is a request to develop 140 single family units at 6801 S College Ave. (parcels #9614100007, 9614100015, 9614100012). The proposal includes combining 3 parcels to create an 15.01 acre development with 140 single family dwelling units, open space, and a community building with amenities. Access is taken directly from S College Ave to the east and W Trilby Rd. directly north of the site. The site is directly west of S College Ave. and directly south of w Trilby 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.	Planner: Kai Kleer Engineer Sophie Buckingham DRC: Todd Sullivan

Zocalo - South College Ave Single Family Development



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 (\$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)

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 Ave

Preliminary Development Review Narrative

August 17, 2022

Vision

The proposed site plan envisions a compact, walkable, and diverse neighborhood built with the planning principles found in traditional neighborhoods across the nation. Homes will have front porches that face onto tree lined streets and vehicles will be deemphasized through the use of alleys and parking at the rear of homes. On-street parking will accommodate guests and provide additional traffic calming for the ease of pedestrian circulation. Open space will be provided at a variety of scales and levels of privacy. A large park adjacent to the community building will serve the recreation needs for the community members, green courts surrounded by neighboring homes are open to the entire community and serve immediate neighbors with common outdoor space where casual social interactions occur and lastly some homes will have compact private backyards. These planning principles intend to help create community and lasting meaningful relationships that come with good planning.

General Information

The extents of this project include approximately 15 acres adjacent to West Trilby Road and South College Avenue with exception of the intersection corner. There are 3 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 three parcels, it is anticipated that an Overall Development Plan will be submitted. There is a potential for an additional parcel to be included with this project submittal at a later date. This is located in the northwest corner along Trilby Road. The layout is intended to provide required access and utility connections that could be required for future development. It is our belief this site has been submitted previously by another developer for a Concept Review. This is our first submittal for this parcel.

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 submit for a Modification of Standards to increase to more of a medium density to create the transition that is typically desired. Not only would the proposed modification 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 attached homes along the commercial district boundary and a mix of attached, duplex and detached homes fronting green courts and neighborhood streets along the low-density



district boundary. At these low-density interfaces, lots are organized to side onto the adjacent parcels, reducing the number of homes immediately abutting existing and proposed neighbors. At this time, it is not anticipated to have any non-residential uses apart from the community clubhouse, sports courts, and parks.

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. 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 on this property proposed for development for the construction of a detached sidewalk leading towards the existing church and coffee shop.

The concept plan does indicate three green courts, one to the south, one to the west and one to the east, that can be converted to vehicular access connections in the future in coordination with the South College Access Plan.

Compatibility

The zoning of Medium Density Mixed Use Neighborhood is more compatible with surrounding uses than the existing zoning of Low-Density Mixed-Use Neighborhood. We believe a Modification of Standard for Density incorporates the best of both LMN and MMN delivering upon the vision of the South College Corridor Plan intentions. This area is the only location along the entire length of College Avenue that has LMN adjacent to the highway. This project will aim to achieve the qualitative 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. The proposed system of green courts in conjunction with the larger open space at the community building and eastern edge of the property are intended to serve water quality and detention needs. A linear pond may be accommodated at the 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.

SITE PLAN:
15 Acres
141 Units

- A system of green courts and alleys end at the western property line. They allow for the natural extension of the proposed community to the vacant infill parcel to the west.
- A landscape buffer at the western property line can be converted to lots if future plans include connecting to the neighboring parcel.
- A network of tree-lined streets, alleys and green courts create an open pedestrian friendly neighborhood.
- Homes face onto green courts and face a common public outdoor space.
- A green court at the southwest corner of the site is served by the largest fire alley.
- Single family homes surround a green that offers a connection to the existing neighboring trail system.
- Pedestrian connection to Ridgewood Hills.

Unit Mix	
Unit Type	Total
Townhouse 3-Story	10
Townhouse Attached Garage	17
Townhouse Backyard	48
Duplex Attached Garage	12
Duplex Backyard	8
Single Family Attached Garage	20
Single Family Backyard	26
Total	141



- A landscape buffer along Trilby Road softens the neighborhood edge, it gives residents greater privacy and offers an opportunity for water detention.
- Townhouses along Trilby Road have main floor flex space that can be used for home office, or a lock-off suite. Kitchen, living and dining are on the second floor allowing residents some separation from Tribly Road while activating the streetscape with compatible uses.
- An alley system along the eastern edge of the property helps to buffer the proposed residential neighborhood from the commercial zoned land to the east.
- Potential future connections to adjacent lots convert open space to streets.
- The community building faces a neighborhood park and hosts amenities for the residents. Parking for the community building is easily accessible but de-emphasized through it's location.
- The primary entrance off of College Avenue is flanked by existing natural landscape.
- Corner duplexes anchor key lots and have porches that face both streets.

KEY

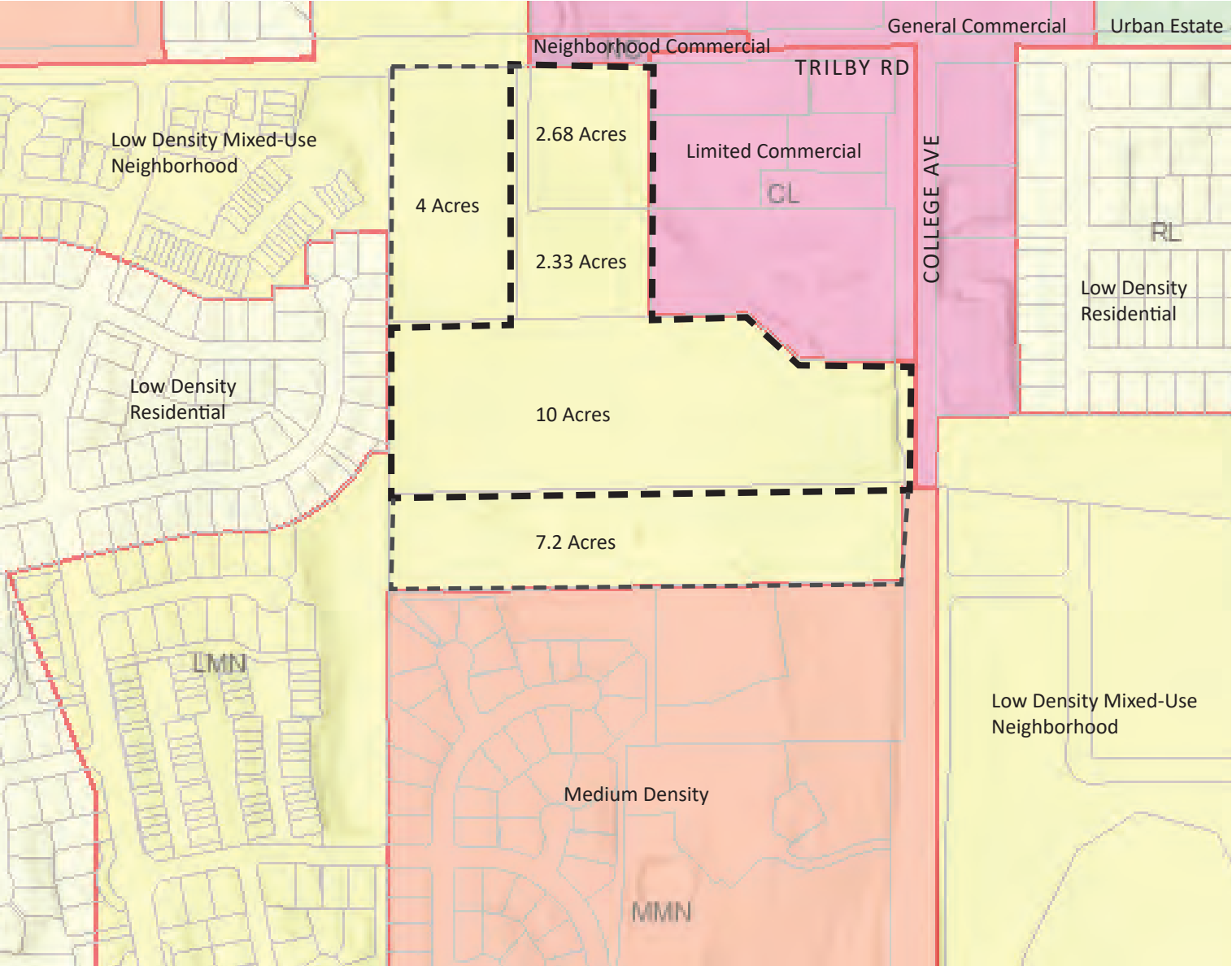
Project Boundary

Additional parcel under consideration

N

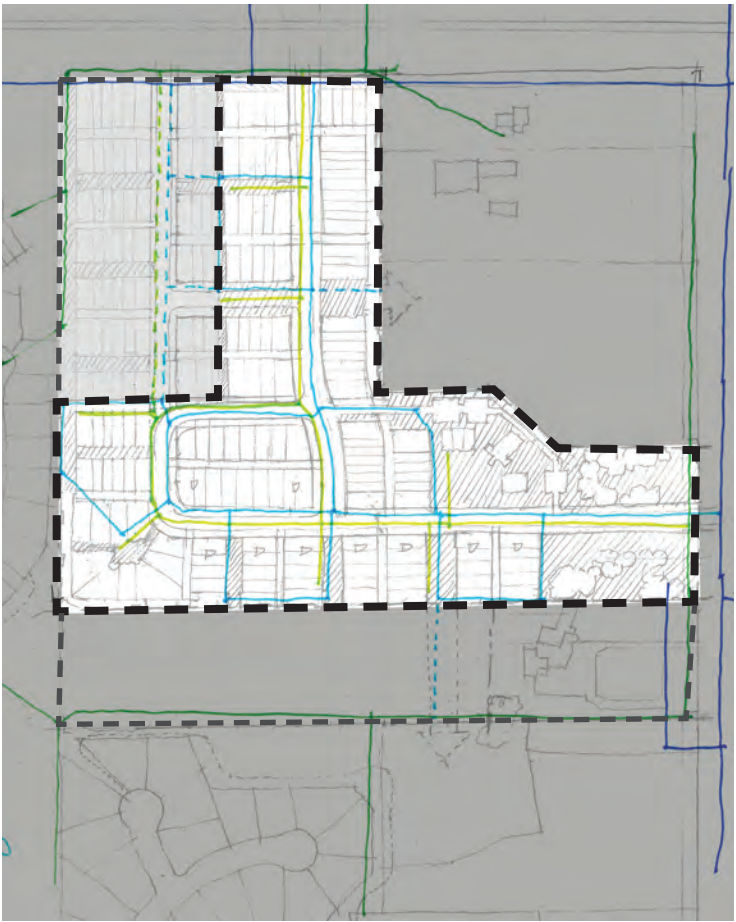
Scale: 1" = 200'

EXISTING ZONING



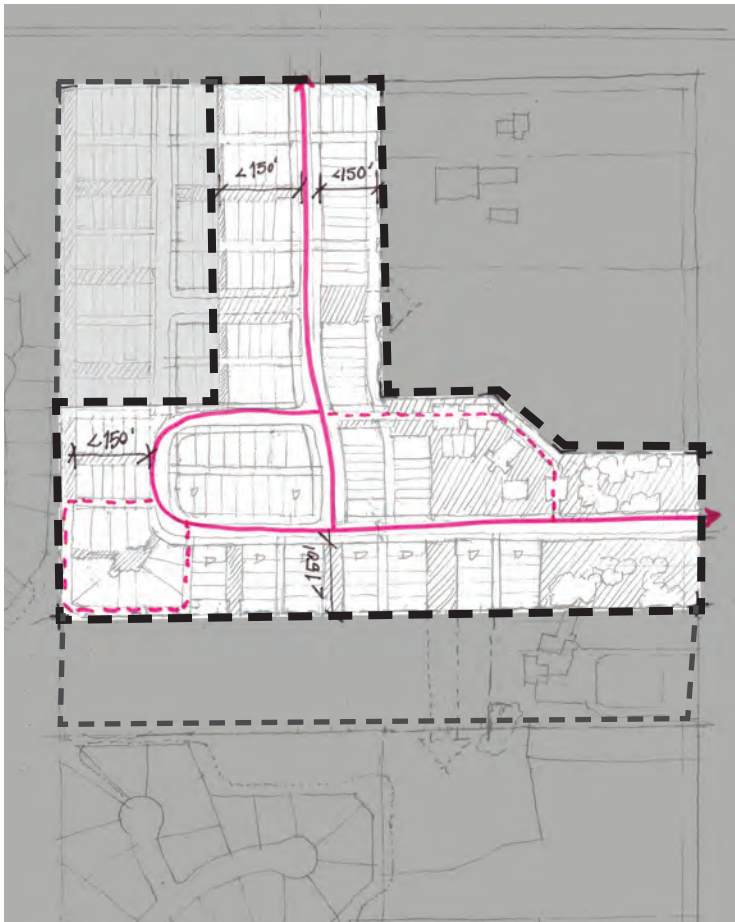
- KEY
- Project Boundary
 - Additional parcel under consideration

PRELIMINARY UTILITIES

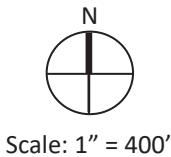


- KEY
- Existing Sewer
 - Proposed Sewer
 - Future Phase Sewer
 - Existing Water
 - Proposed Water
 - Future Phase Sewer
 - Project Boundary
 - Additional parcel under consideration

FIRE ACCESS



- KEY
- Fire Access Road
 - Fire Access Alley
 - Project Boundary
 - Additional parcel under consideration

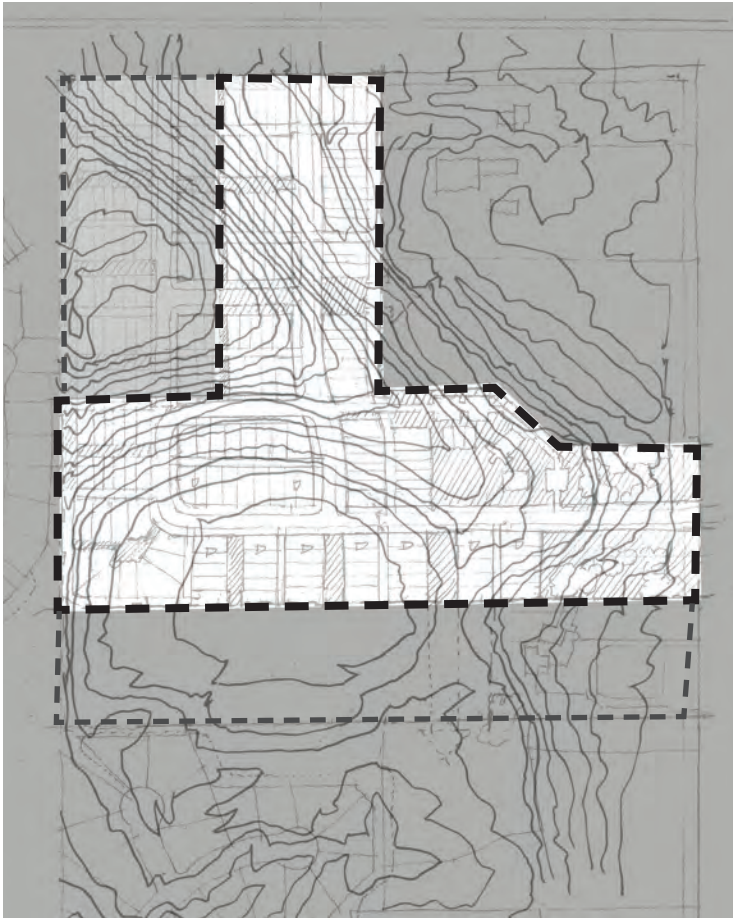


Scale: 1" = 400'

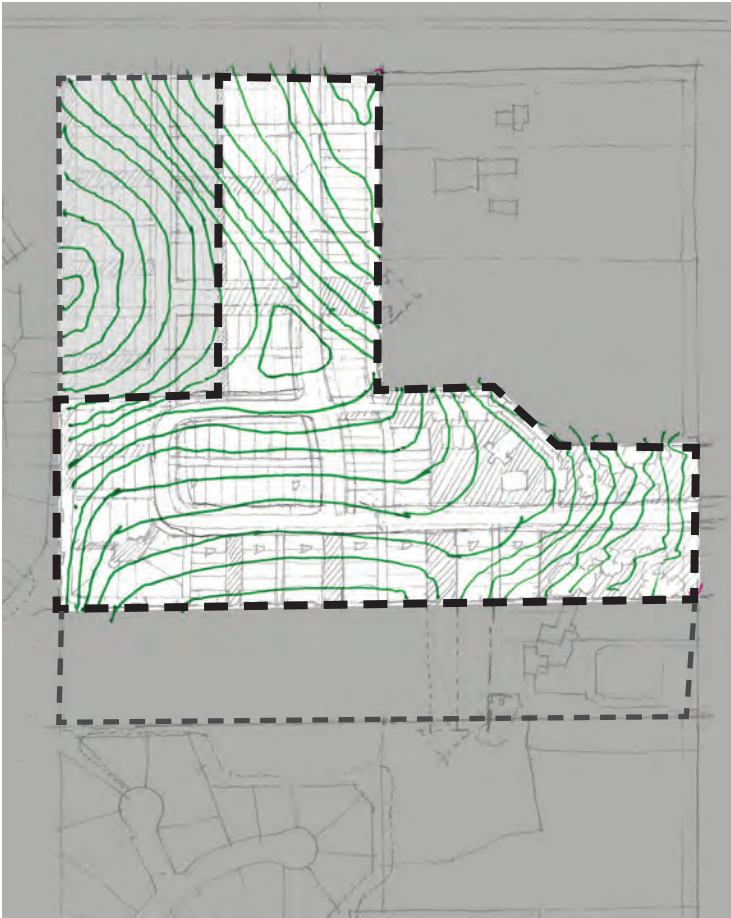
LANDSCAPE AREAS



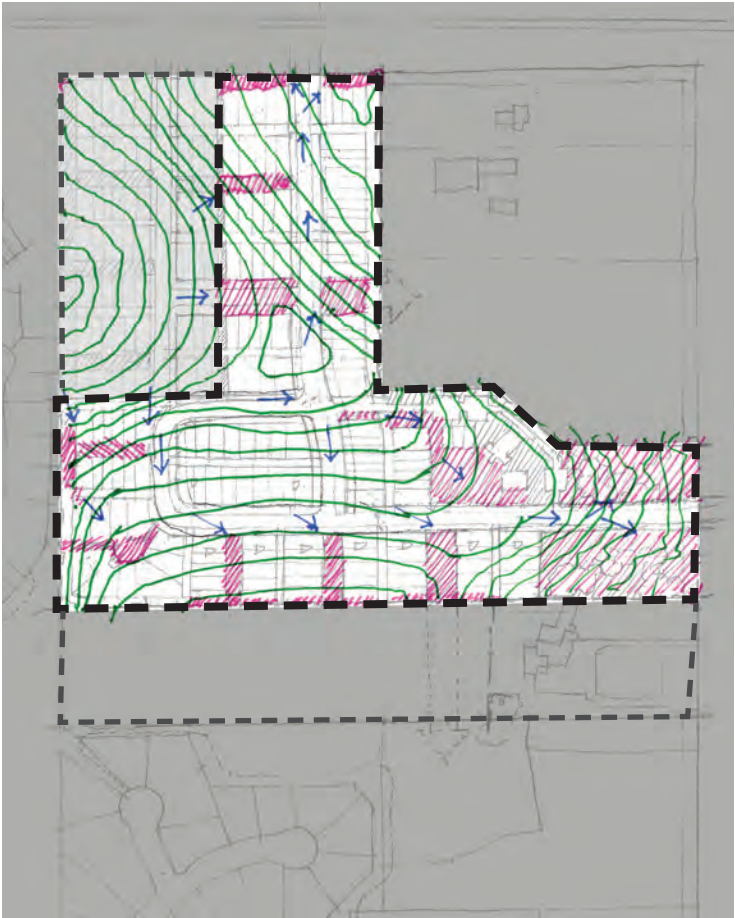
EXISTING TYPOGRAPHY



PROPOSED TYPOGRAPHY



PROPOSED TYPOGRAPHY w/ WATER & DETENTION

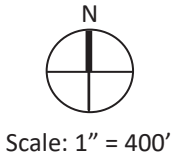


- KEY
- Landscape Area
 - Natural Landscape
 - Project Boundary
 - Additional parcel under consideration

- KEY
- 2' Intervals - Existing Topography
 - Project Boundary
 - Additional parcel under consideration

- KEY
- 2' Intervals - Existing Topography
 - 2' Intervals - Proposed Topography
 - Project Boundary
 - Additional parcel under consideration

- KEY
- Water Flow
 - Water Detention Opportunity
 - Project Boundary
 - Additional parcel under consideration

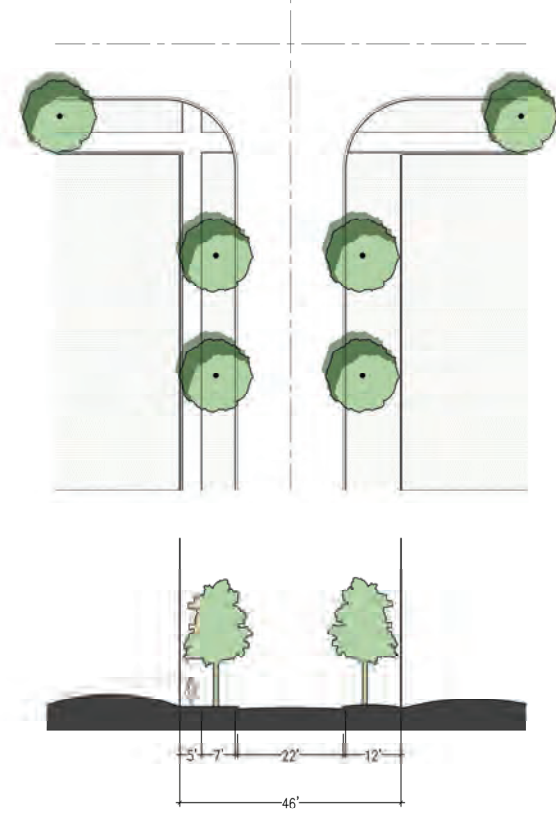




N

Scale: 1" = 200'

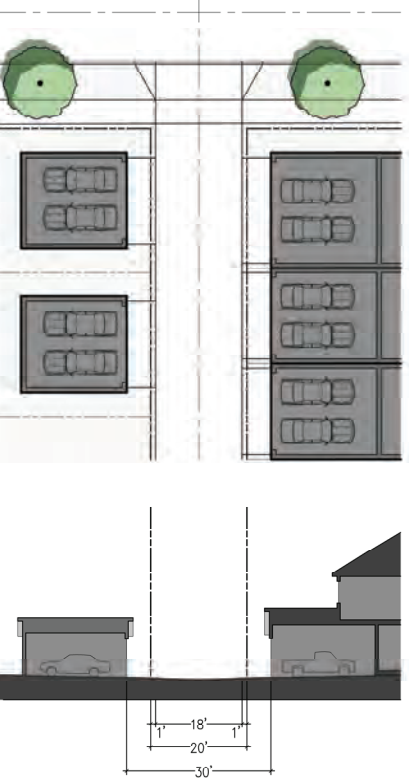
ENTRY STREET
NO PARKING



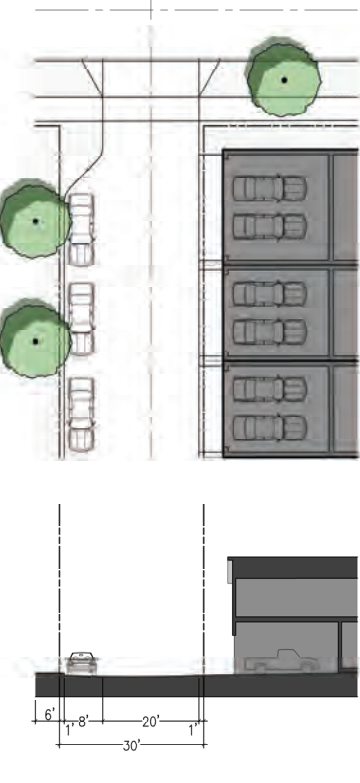
RESIDENTIAL STREET
TWO-SIDED PARKING



ALLEY



ALLEY w/ PARKING



GREEN COURT
CAN BE CONVERTED TO R.O.W.

