

# Conceptual Review Agenda

Schedule for 12/15/22

Meetings hosted via Zoom Web Conferencing

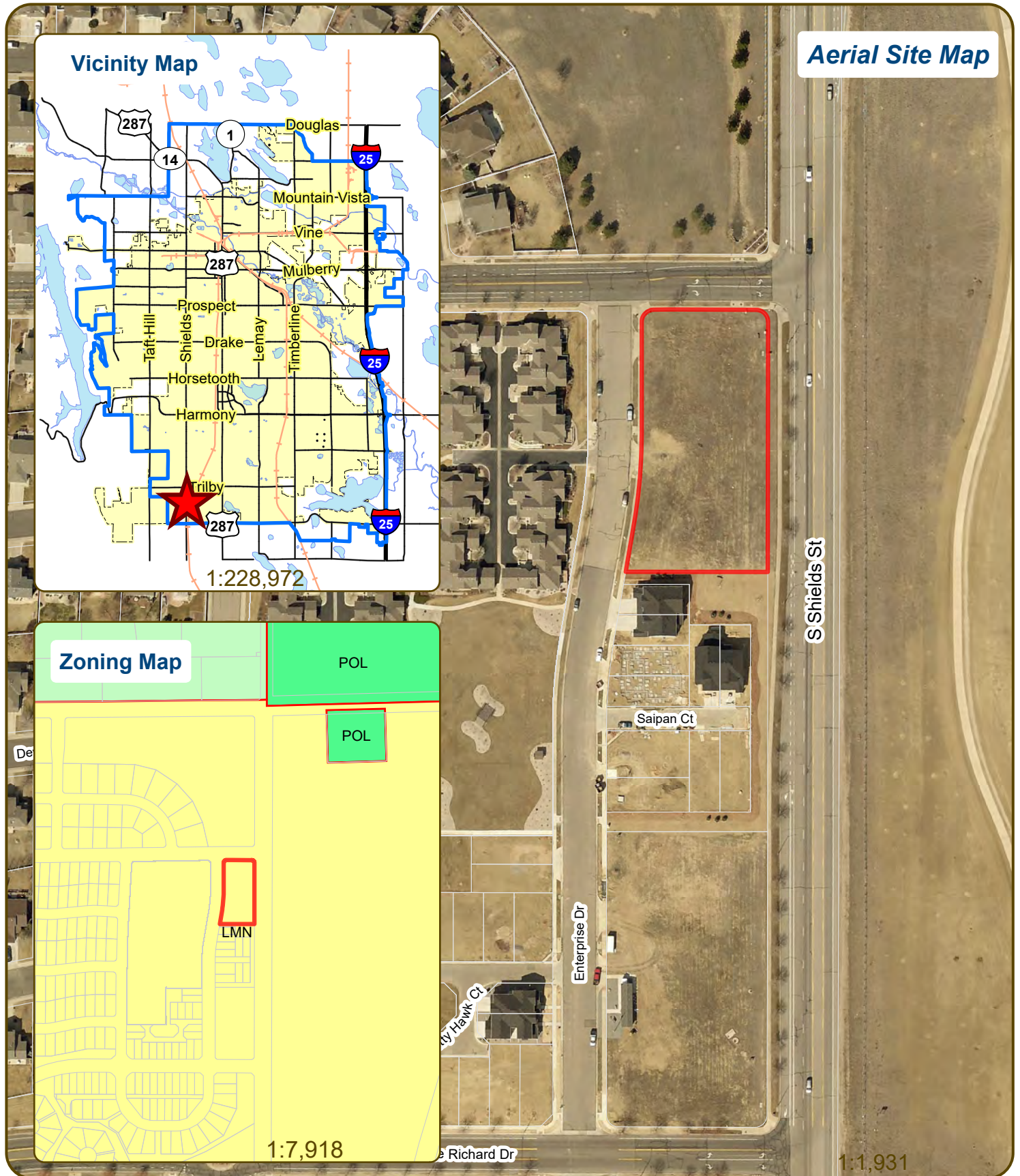
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## Thursday, December 15, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	<b>Registry Ridge Affordable Housing  CDR220096</b>	Michael Bello 970-566-4541 mbello10@comcast.net	This is a request to build 14-17 single-family attached dwellings at the southwest corner of Truxtun Drive and S Shields St. (parcel # 9615109004). The applicant proposes a for sale affordable housing project of between 14-17 single-family attached dwellings. Access is taken from Enterprise Dr. to the west. The site is approximately 0.14 miles south of W Trilby Rd. and directly west of S Shields St. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and the project would be subject to Administrative (Type 1) Review.	<b>Planner: Will Lindey  Engineer: John Gerwel  DRC: Brandy Bethurem Harras</b>

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# Registry Ridge Affordable Housing Single Family Attached Dwellings



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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) \_\_\_\_\_

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?

Registry Ridge Parcel D Townhome Project  
Summary and Questions  
November 30, 2022

The site is currently vacant land at the SW corner of Truxtun Drive and South Shields Street. The lot size is 1.17 acres. The site is part of the Registry Ridge PUD Subdivision's 2<sup>nd</sup> Filing.

Please find attached the following documents supplementing this submittal:

1. Parcel D Proposed Site Plan
2. Parcel C Proposed Site Plan
3. Aerial of Parcel D – showing the site and the adjacent properties to the south.
4. Registry Ridge PUD Second – Filed S-Subdivision Plat
5. Registry Ridge PUD Second - Neighborhood Center Uses showing uses for the PUD's proposed Neighborhood Center.

I am proposing a for sale affordable housing project. The pricing of which would meet affordability for household meeting 100% of AMI criteria under the new LDC and 80% of AMI for the existing LUC. All the units will be targeted for affordable housing. There will be no market priced homes.

The project has 2 options based on whether the new LDC will be implemented in the new year.

Option A – the site plan shown would anticipate the new code. It has 17 units for 14.53 DU/AC. These are townhome style, attached single family I believe is the City's definition. Row housing in the new code I believe. These are 1 and 2 story units with single car attached garages. There are an additional 12 surface parking spaces to supplement the units and meet the City's parking requirements.

Option B – will need to eliminate 3 units from the Option A site plan. This option addresses the existing code. It contains 14 units for 11.97 DU/AC. The thinking now is this would be achieved by simply eliminating 3 units from those fronting South Shields Street.

This Parcel D, along with Parcel C, is part of the Registry Ridge Subdivision and anticipated to be commercial uses to meet the Neighborhood Center (NC) requirements identified in the PUD. That NC will need to be modified to meet my anticipated use, which I've shown with the Parcel C site plan attached. I am not planning to own or develop Parcel C, but I have shown what is possible on that parcel to meet the NC requirements.

Questions for Conceptual Review Application:

1. Please clarify the process required to change the Neighborhood Center designation for Parcel D to an affordable housing residential use.
  - a. Based on feedback I've gotten there is a possibility of enhancing the uses on Parcel C to meet the NC requirements. See the attached plan for Parcel C.
  - b. Justification for change of use is the proposed use of an affordable housing project which is a community need.
  - c. Is it likely to achieve support from staff?

- d. Who else would need to approve this modification?
2. Is there a regional detention pond for the Registry Ridge development and can this property use it?
3. Please verify my understanding of the setback requirements.
  - a. South property line.
    - i. The existing code indicates “setbacks from the property line of abutting property containing single or two-family dwellings shall be 25 feet.” Does that apply to the SE location where the 2 story units are shown at 10’ setback. I ask because the property directly south has a large setback from it’s own north property line. See attached aerial of that condition.
    - ii. Please clarify the setback requirements for side yard conditions for the units shown along the south property line.
  - b. Enterprise Drive – min. 9’ for both codes
  - c. Truxtun Drive – 9’ for both codes
  - d. South Shields – 15’ for both codes
4. Are the road alignments with the property to the west acceptable. Shown as +/- 50’ and 110’ on the site plan
5. Is the distance between Truxtun and my development’s north entrance drive acceptable. Note I’m showing from center line of the drive to the south ROW line of Truxtun.
6. Building SF
  - a. Each 2 story building footprint, including the garage is 748 SF
    - i. Total SF without the garage is 959 SF
  - b. Each 1 story building footprint, including the garage is 895 SF
    - i. The SF without the garage is 643 SF
  - c. Existing code indicates a maximum gross floor area (excluding the garages) of 14,000 SF. That’s per building, correct?
7. Accessibility points:
  - a. With the 14 units plan I need 6 Accessibility points.
  - b. With the 17 units plan I need 12 Accessibility points.
    - i. It is my understanding the “Type A” unit has a 6 point value
    - ii. The one story ADA units are planned to be Type A units.
    - iii. Please confirm my understanding of this.
8. I am proposing the handicap parking stall requirements are met with the garages attached to the units, all of which are 12’ wide.
  - a. Please confirm that no handicap parking would be required for the additional surface parking shown in the middle of the site.
9. As you see in the site plan there are 2 units that are near the existing drainage easement. I understand a building can be no closer than 15’ from the underground pipe, not the easement itself.
  - a. How would that be determined? Would we need to expose the pipe and find its exact location?
  - b. With these buildings having only a single point of the building’s corner next to that easement would that make a difference in what would be allowed?



6:25



3D

TRUXTUN DR

ENTERPRISE DR

SAIPAN CT



17 ST

45°  
AQI 51

Search Maps

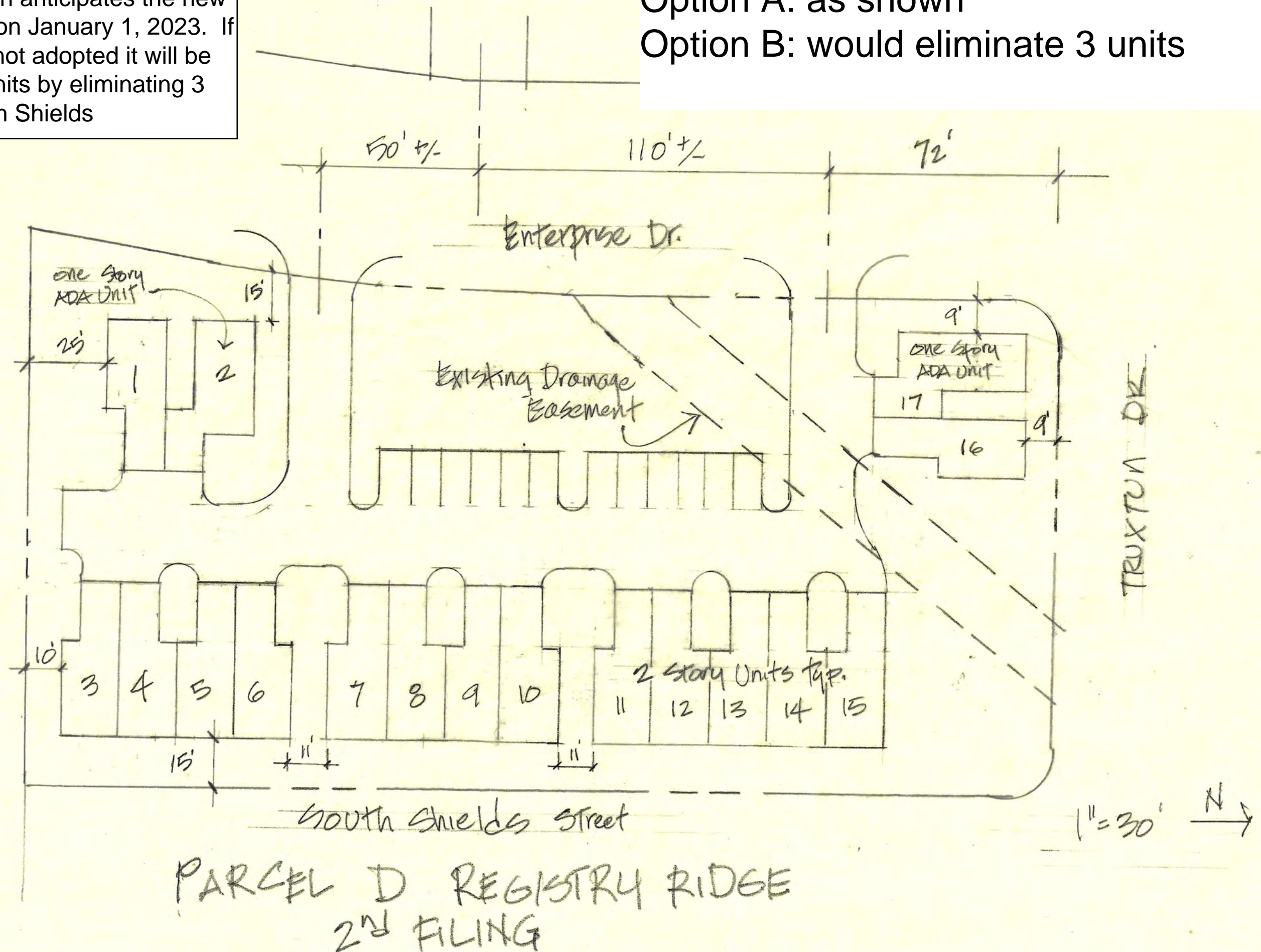


MB



Note this site plan anticipates the new LUC is adopted on January 1, 2023. If the new LUC is not adopted it will be modified to 14 units by eliminating 3 units along South Shields

Option A: as shown  
Option B: would eliminate 3 units

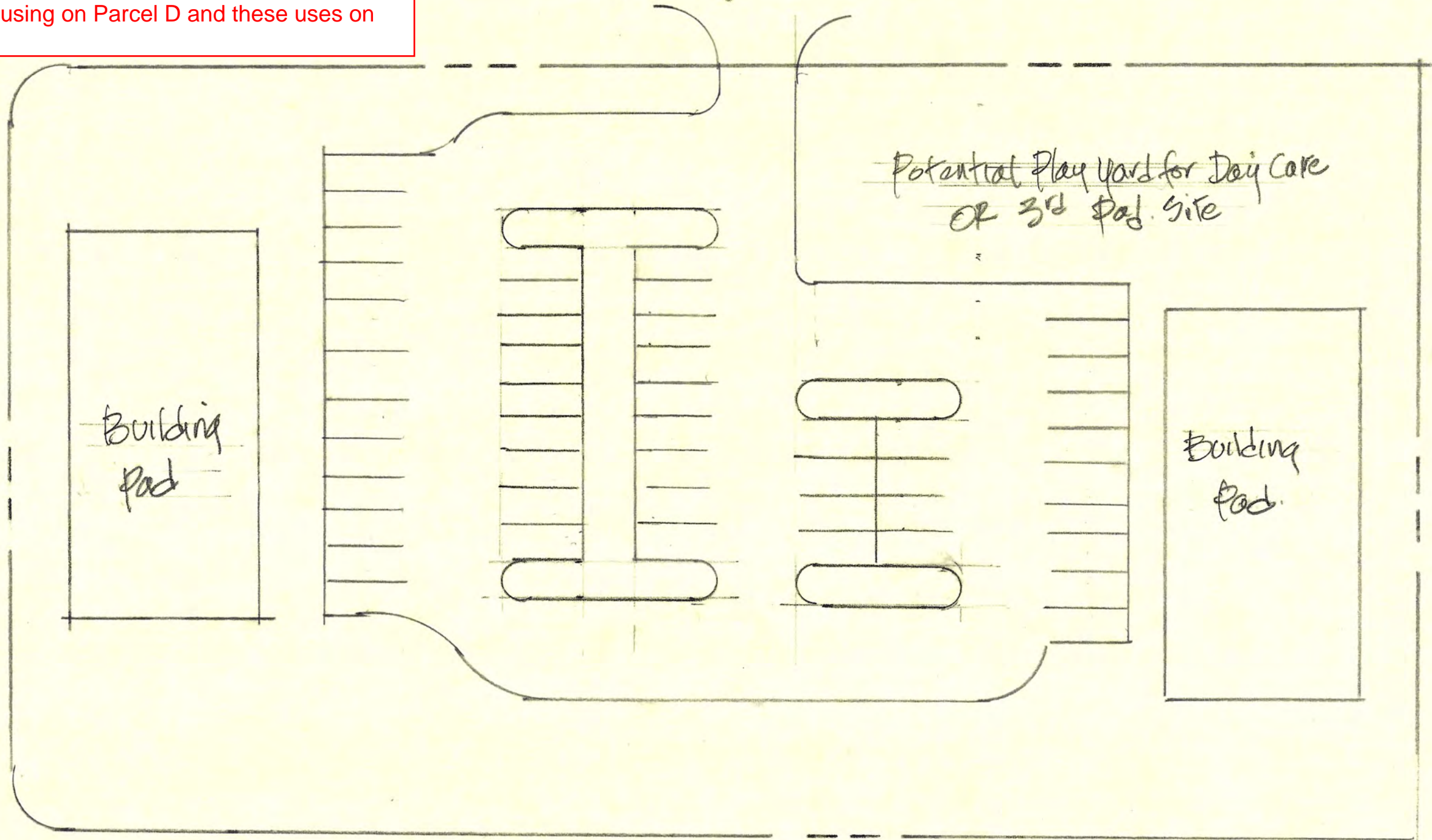




This plan shows what is possible on Tract C for the Neighborhood Center anticipated for Parcels C and D. I would propose a modification to the PUD to allow the housing on Parcel D and these uses on this Parcel.

BON HOMME RICHARD DR.

ENTERPRISE Drive



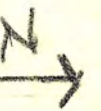
Potential Play Yard for Day Care  
OR 3rd pad site

Building  
pad

Building  
pad

SOUTH Shields Street

1" = 30'



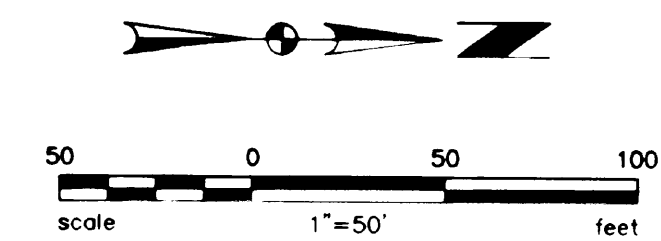
PARCEL C REGISTRY RIDGE  
2nd FILING



# PLAT OF REGISTRY RIDGE P.U.D., SECOND FILING

SITUATE IN THE NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER,  
STATE OF COLORADO  
(A PORTION THEREOF BEING TRACT B OF REGISTRY  
RIDGE P.U.D., FIRST FILING)

US HOME  
CORPORATION



## LEGEND:

- = FOUND SECTION MONUMENT
- ⊙ = FOUND NO. 4 REBAR W/ CAP LS 17662

NORTHWESTERLY CORNER OF ORIGINAL TRACT B  
(POINT OF BEGINNING)

US HOME  
CORPORATION

DETAIL A

N.T.S.

L=10.18'  
Delta=100°47'  
R=576.00'  
Ch=10.18'  
N89°41'51"E

L=23.53'  
Delta=89°52'30"  
R=15.00'  
Ch=21.19'  
S44°51'37"E

Northeast Corner  
Section 15-6-69 Fnd.  
3 1/4" Aluminum Disc  
Stamped PLS 20123

REGISTRY RIDGE P.U.D., SECOND FILING

FINAL PLAT

**TST**

TST, INC.  
Consulting Engineers  
748 Whalers Way, Bldg. D  
Fort Collins, Colorado  
970-226-0557

JOB NO. 0890-001

SCALE 1" = 50'

DATE 1/18/00

Rev. 1/19/01

SHEET 2 OF 2

East Quarter Corner  
Section 15-6-69 Fnd.  
3 1/4" Aluminum Disc  
Stamped PLS 17662

JAMES AND KATHY  
MERRITT

DON KEHN  
CONSTRUCTION

SHEET 3 OF 13  
UTILITY PLANS

R-76 2240

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH. DIST.
C1	109.79'	643.00'	9°46'58"	S04°53'14"W	109.65'
C2	98.48'	577.00'	9°46'43"	S04°53'22"W	98.36'
C3	109.74'	643.00'	9°46'43"	S04°53'14"W	109.61'
C4	98.52'	577.00'	09°46'58"	S45°48'33"E	98.40'
C5	23.56'	15.00'	90°00'00"	N41°49'37"E	19.70'
C6	21.49'	15.00'	82°05'53"	N45°12'33"E	20.93'
C7	23.56'	15.00'	89°59'23"	S44°28'00"E	20.93'
C8	23.17'	15.00'	88°29'18"	N04°53'14"E	104.03'
C9	104.15'	610.00'	9°46'58"	N04°53'22"E	103.98'
C10	104.11'	610.00'	9°46'43"	N02°58'59"E	30.04'
C11	30.04'	577.00'	2°58'59"	S00°39'52"W	13.10'
C12	13.10'	577.00'	1°18'04"	S00°39'52"W	13.10'

For official copy, please see Engineering



