

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

6/14/2023 8:30 AM

## Project Name

Prospect Ridge Estates

PDR230004

## Applicant

Andy Reese

970-852-6858

Andy.Reese@kimley-horn.com

**Planner:** Kai Kleer

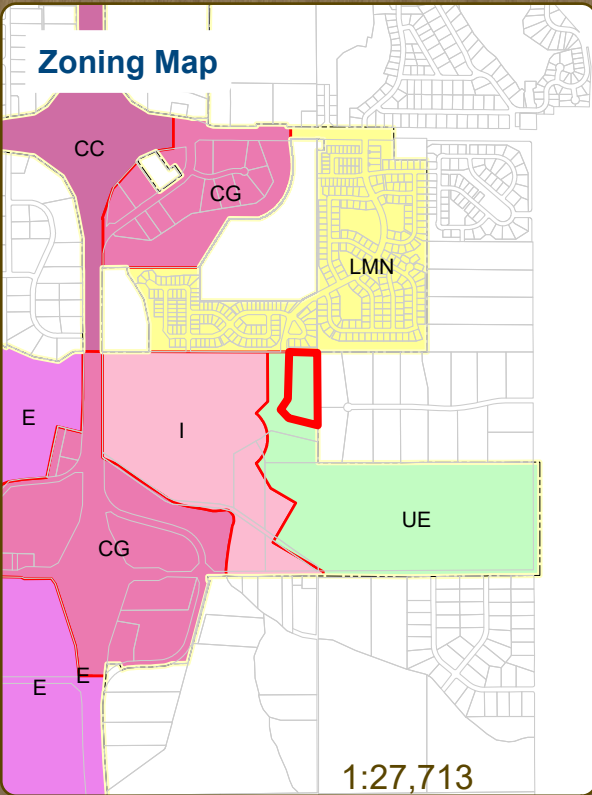
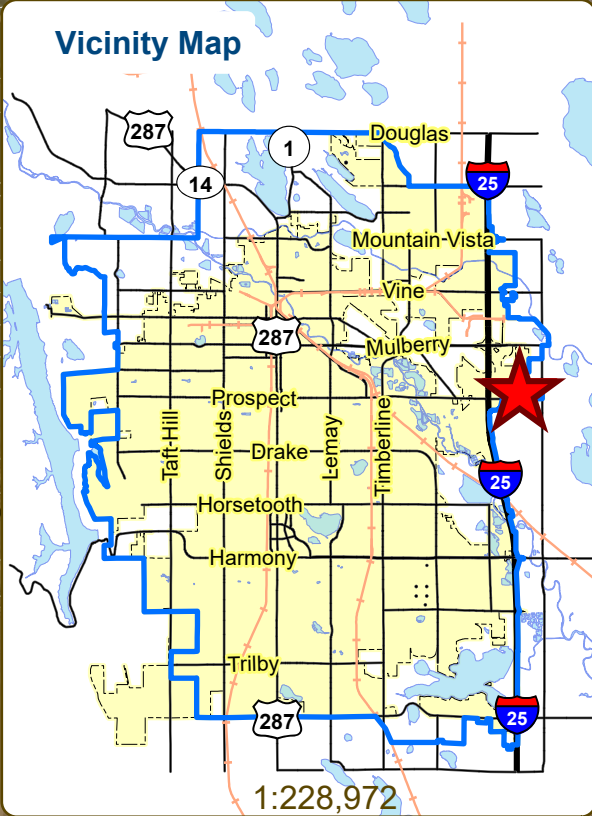
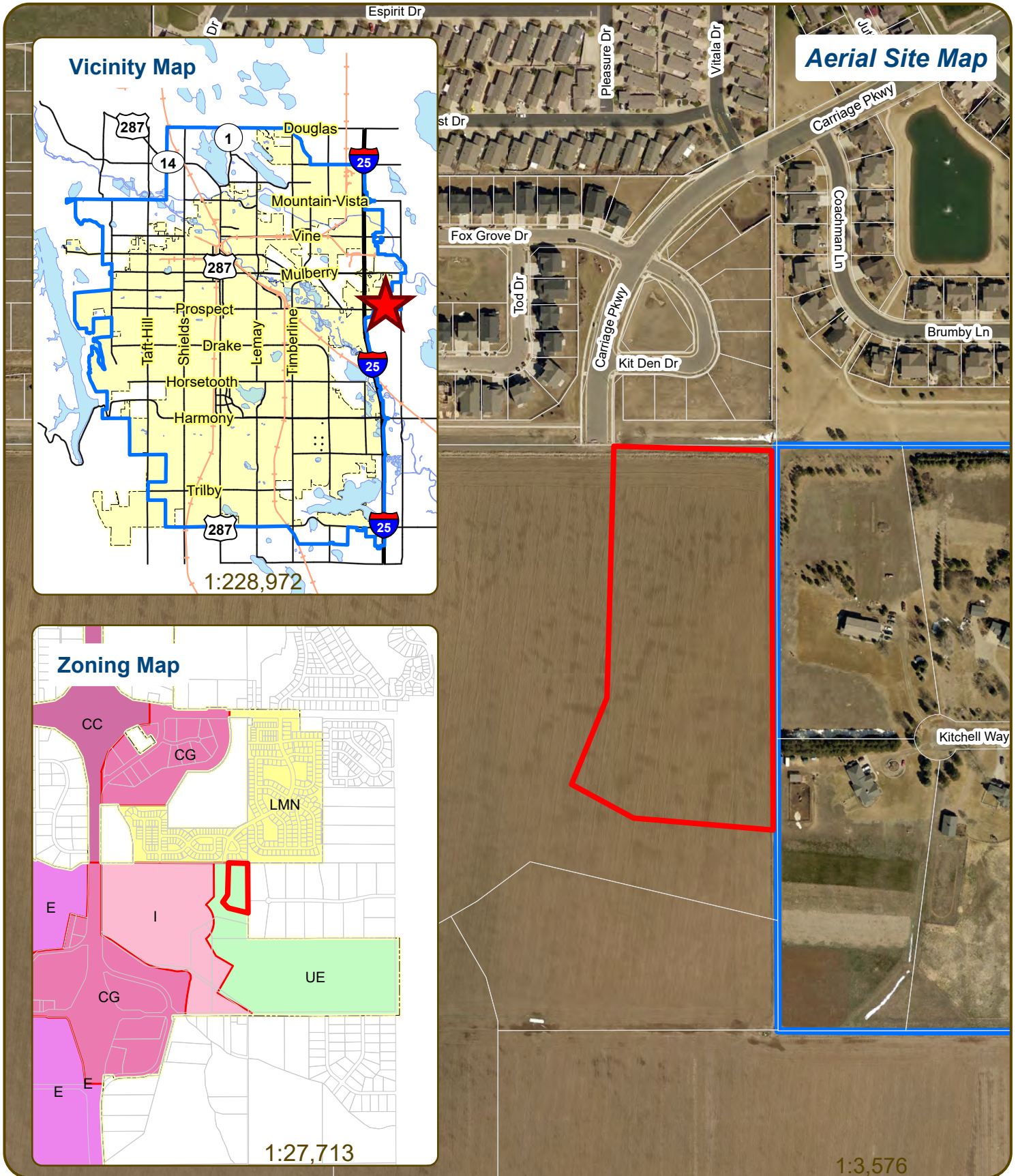
**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

## Description

This is a request to develop single family residential lots on lot 13 of the Rudolph Farm Subdivision (parcel # 8715300008). The applicant proposes to develop the 6.9 acre property into 16 single-family detached lots with a future park to the south. Access is taken from Carriage Parkway to the West. The site is approximately 0.38 north of E Prospect Rd and approximately 0.42 mile east of Interstate-25. The property is within the Urban Estate District (U-E) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.

# Prospect Ridge Estates Single Family Residential



**Aerial Site Map**

1:3,576

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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 (\$1,000)

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Project Name Prospect Ridge - Estates

Project Address (parcel # if no address) Rudolph Farm Lot 13

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Andy Reese - Consultant

Business Name (if applicable) Kimley-Horn and Associates

Applicant Mailing Address 3801 Automation Way Suite 210, Fort Collins, CO 80525

Phone Number 970.852.6858 E-mail Address Andy.Reese@kimley-horn.com

Basic Description of Proposal (a detailed narrative is also required) 6.9 acre development of residential lot.

Development includes single family homes

Zoning UE Proposed Use Urban Estate Existing Use Agricultural

Total Building Square Footage n/a S.F. Number of Stories n/a Lot Dimensions Varies

Age of any Existing Structures n/a

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 [x] 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 +/-80,000 plus homes S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



## **Project Narrative: Prospect Ridge – Estate Residential– Lot 13**

**(a) What are you proposing/use?**

- **NC – Neighborhood Commercial District**

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

- **Undeveloped parcel currently zoned as General Commercial (CG)**

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

- **Access will be provided via two intersections from Carriage Parkway, with traffic circulating through the looped connections.**

**(d) Describe site design and architecture.**

- **The site design is intended to cluster the single family homes together in order to provide a larger Future Park parcel.**
- **The property to the east is a County subdivision containing larger estate lot homes, while the property to the north is a City subdivision with more typical suburban density and design. The current proposal seeks to strike a balance between these two housing types while also providing a buffer from more intensive uses to the south, including the commercial areas and the Timnath HS/MS.**
- **Architecture is not defined at this point, but would meet Fort Collins requirements and to conform with the other architecture that is planned throughout the Prospect Ridge project.**

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

- **As noted above, the project abuts to existing single family subdivisions, and the proposed layout is intended to mesh with those developments while also providing transition into the more intensive uses to the south.**

**(f) Is water detention provided? If so, where? (show on site plan)**

- **Detention and water quality are being provided offsite by the master developer in detention ponds and rain gardens located south of the project site.**

**(g) How does the site drain now (on and off site)? Will it change? If so, what will change?**

- **Flows will follow the approved Rudolph Drainage design, with flows flowing from the northeast to the southwest. The site impervious values will conform with the approved report as well.**

**(h) What is being proposed to treat run-off?**

- **Extended detention basin and rain gardens.**

**(i) How does the proposal impact natural features?**

- **It does not impact any natural features.**

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

- **Fire hydrants are proposed to service the single family homes. Proposed hydrants shall be designed in compliance with Fort Collins Utilities and Poudre Fire Authority code. Fire sprinklers in individual homes are not planned at this time.**

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

- **The inclusion of the future City Park parcel is a driving factor in the du/acre and the site configuration.**

**(l) Have you previously submitted an application?**

- **No. First preliminary development review submittal.**

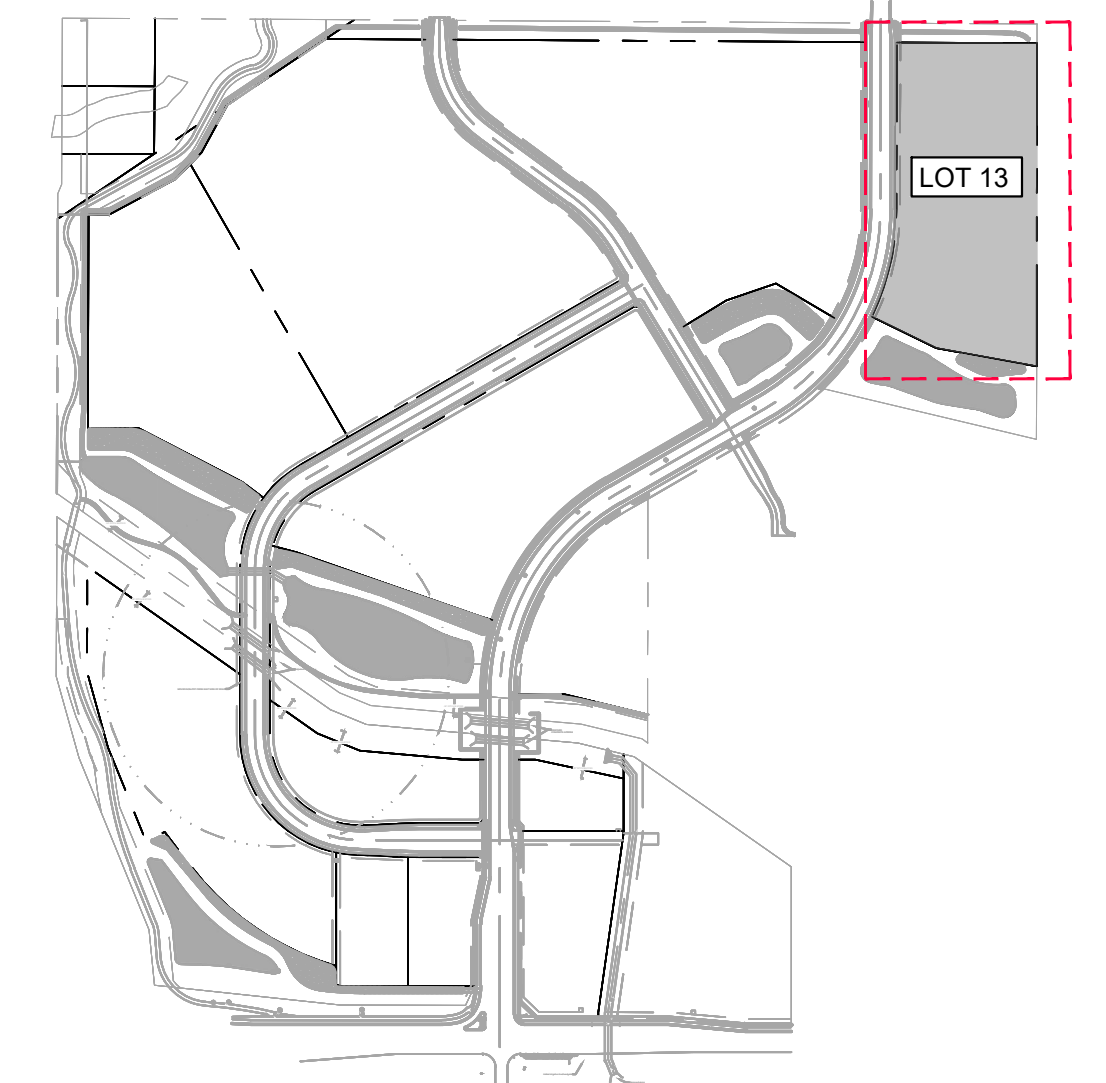
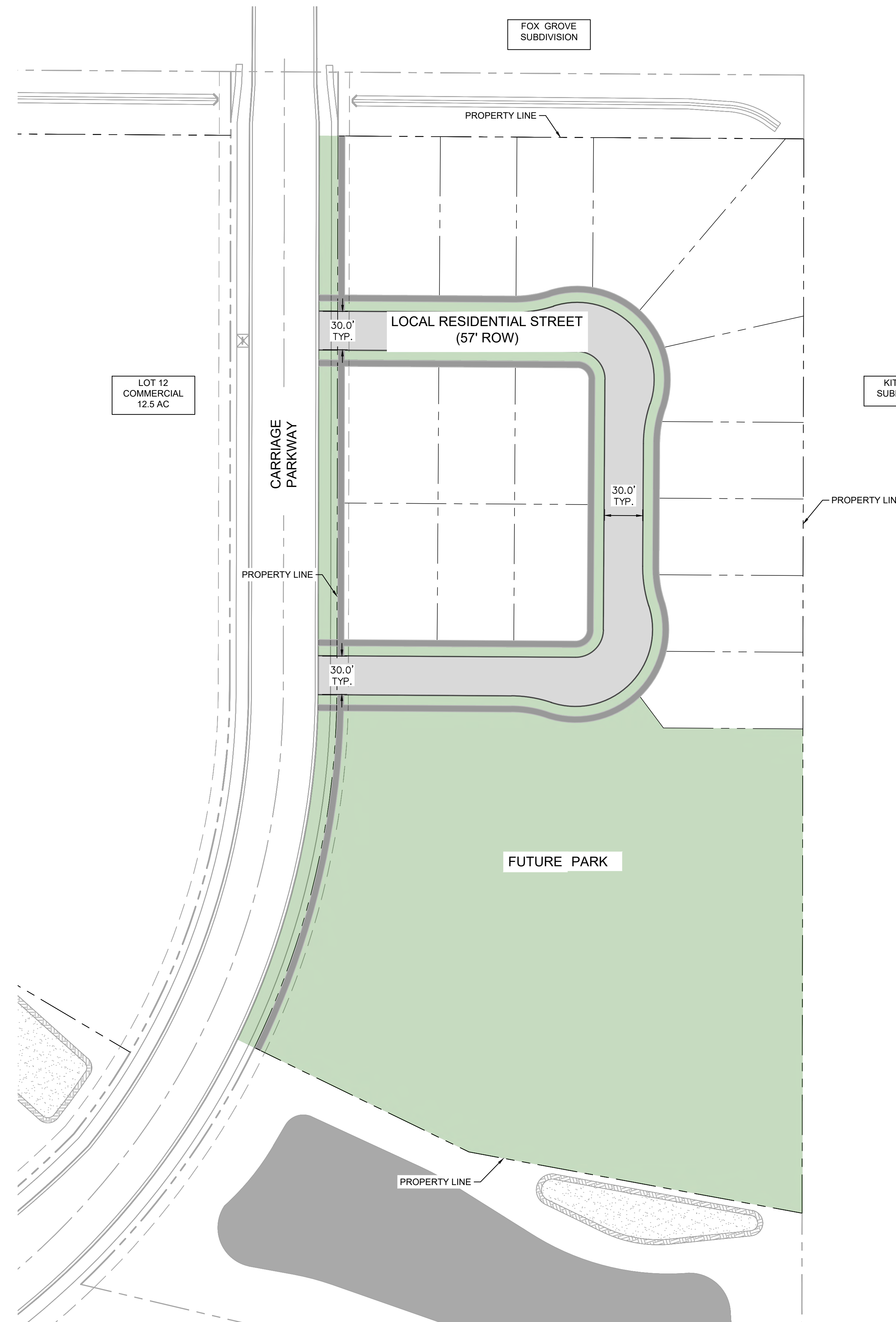
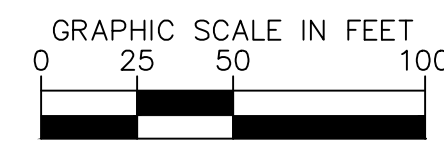
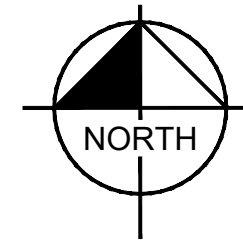
**(m) What specific questions, if any, do you want addressed?**

- **Drainage for the project is planned to be conveyed to the rain garden and pond via surface conveyance, including sidewalk culverts, midblock pans and swales. Are there any concerns with this approach?**

**LOT 13 - ESTATE RESIDENTIAL**  
**PROSPECT RIDGE**  
 FORT COLLINS, CO  
 05/17/2023

**SITE INFORMATION**

TOTAL SITE AREA	6.90 ACRES
GREEN SPACE	3.30 ACRES
LOT QTY	16 LOTS
LOT ACREAGE	2.83 ACRES



**KEYMAP**  
 1" = 500'

