

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

6/28/2023 8:30 AM

Project Name

Prospect Ridge Townhomes and Single-Family
PDR230006

Applicant

Andy Reese
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Description

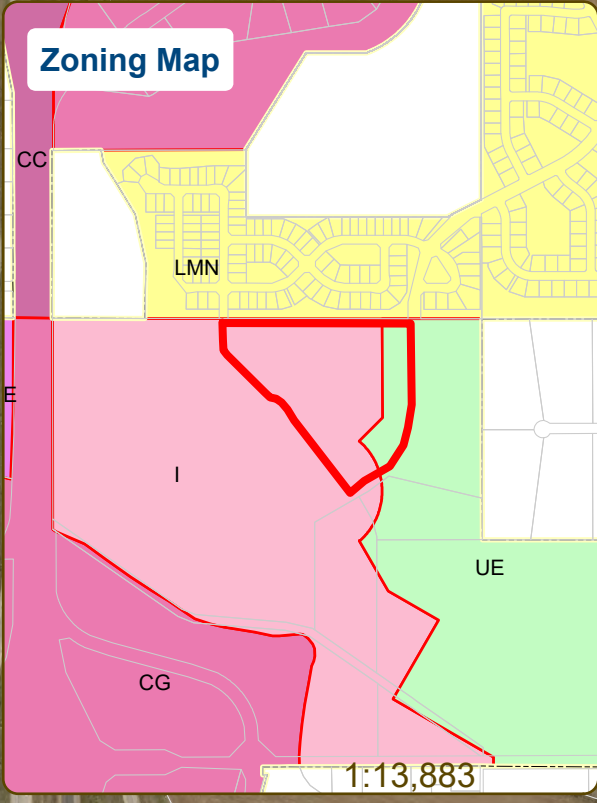
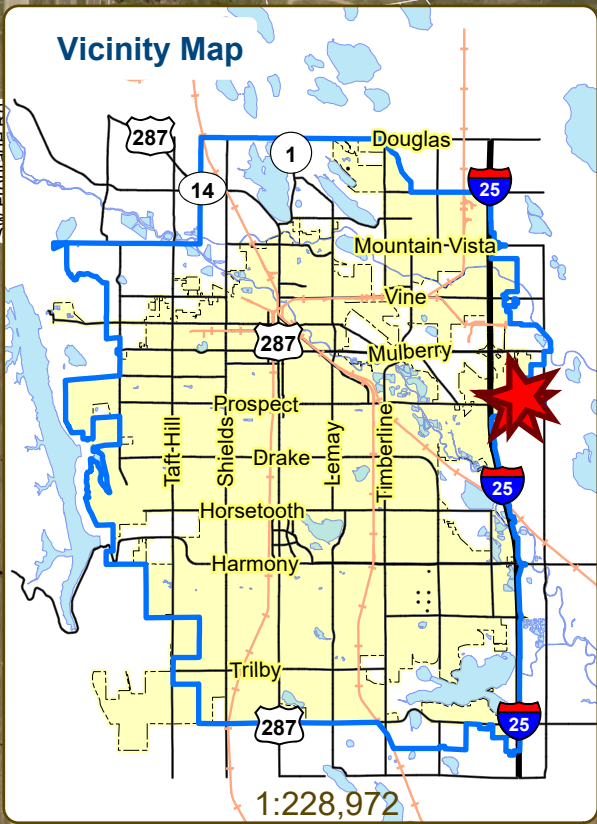
This is a request to develop townhome and single-family residential lots on lot 12 of the Rudolph Farm Subdivision (parcel # 8715300008). The applicant proposes to develop the approximately 10 acre property into 16 single-family detached lots and 102 townhome units. Access is taken from Carriage Parkway to the east and Vixen Dr to the west. The site is approximately 0.30 north of E Prospect Rd and approximately 0.21 miles east of Interstate-25. The property is within the Urban Estate District (U-E) and Industrial District (I) zone districts and the project would be subject to Addition of Permitted Use (APU) Review.

Planner: Kai Kleer

Engineer: Sophie Buckingham

DRC: Brandy Bethurem Harras

Prospect Ridge Townhomes and Single-Family Attached and Detached Single Family Homes



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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 Townhomes and Single-Family

Project Address (parcel # if no address) Rudolph Farm Lot 12

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) 12.45 acre townhome development

Zoning Proposed Use Residential Existing Use Agricultural

Total Building Square Footage n/a S.F. Number of Stories 2 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 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 not available, but more than 1000 SF that trigger stormwater requirements for WQ and LID 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 – Townhomes

(Rudolph Farm Lot 12)

(a) What are you proposing/use?

- The current proposal seeks to develop Lot 12 of the Rudolph Farm Subdivision as a combination of townhomes on the southern 10+/- acres of the parcel and single-family homes located along the north side of the parcel. We understand that this use will require the Addition of a Permitted Use (APU) due to the existing zoning.
 - As discussed with staff previously, we believe that this APU will allow for a better transition between the existing residential area to the north and the more intensive commercial and industrial uses to the south. This approach also recognizes comments we have heard from neighbors in the area.

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

- Undeveloped parcel currently zoned as Industrial (I).

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

- There will be two internal roadways that connects from Carriage Parkway on the east to Vixen Drive on the west. These roadways have been aligned with the intersections that are currently proposed with Lot 13 to the east and Lot 9 to the west. There are also two roadways proposed running north to south. This network of streets and drives is intended to provide connectivity through the project and help meet block requirements found in the Land Use Code.
- Outside of the internal roadway connections, parking lots are proposed throughout the site for guest parking.
- Pedestrian connectivity is provided through numerous internal sidewalks and a trails, with the southern east-west trail intended to provide a particularly strong connection from the commercial and industrial uses to the south and west to the future City Park to the east.

(d) Describe site design and architecture.

- As noted above, the project is intended to provide a transition between the residential uses to the north and the commercial and industrial uses to the south.

- The project has sought to provide a network of internal streets and drives that allow for all of the units to front public roadways or street-like private drives. Parking garages are all accessed from private drives in the rear of the buildings.
- Visitor parking has been provided throughout the site to provide convenient off-street parking.
- 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.
- Initial discussions with Planning Staff indicated a desire to consider a commercial mixed-use building type along Vixen Drive in order to further reinforce the transition from commercial to residential. We did look at this, but that approach did not allow for as much open space within the project. In an effort to minimize homes facing the commercial and industrial areas, all but one of the townhome buildings has been turned towards the internal roadway network, with only the sides of the buildings presenting to Vixen. We definitely look forward to hearing from staff on if these tradeoffs can offset the goals of the mixed-use buildings.
 - As an FYI, there will be several mixed-use buildings on Lot 10 to the south, and there is concern about the marketability of this product overall, and a very strong desire not to create a building that sits vacant.

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

- Single family homes along the north side of the project will provide a consistent use to the Fox Grove subdivision to the north and the estate lots to the east. The incorporation of more dense residential uses in the south part of the site will set the stage for even more intensive uses to the south and west.

(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 north to the south. The site impervious values will conform with the approved report as well.**

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

- **Offsite 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?

- **There will likely be sprinklers in the townhome units.**

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

- **The request for an APU is unique to this project, and we are eager to talk with staff about what more is needed in order to support this approach.**

(l) Have you previously submitted an application?

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

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

- **The primary question we have, aside from typical feedback on the site layout, is understanding the APU process and requirements.**

