

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

7/26/2023 8:30 AM

Project Name

East Vine Mixed-Use
PDR230008

Applicant

Steve Schroyer
970-481-5505
steve@schroyerresources.com

Planner: Katelyn Puga

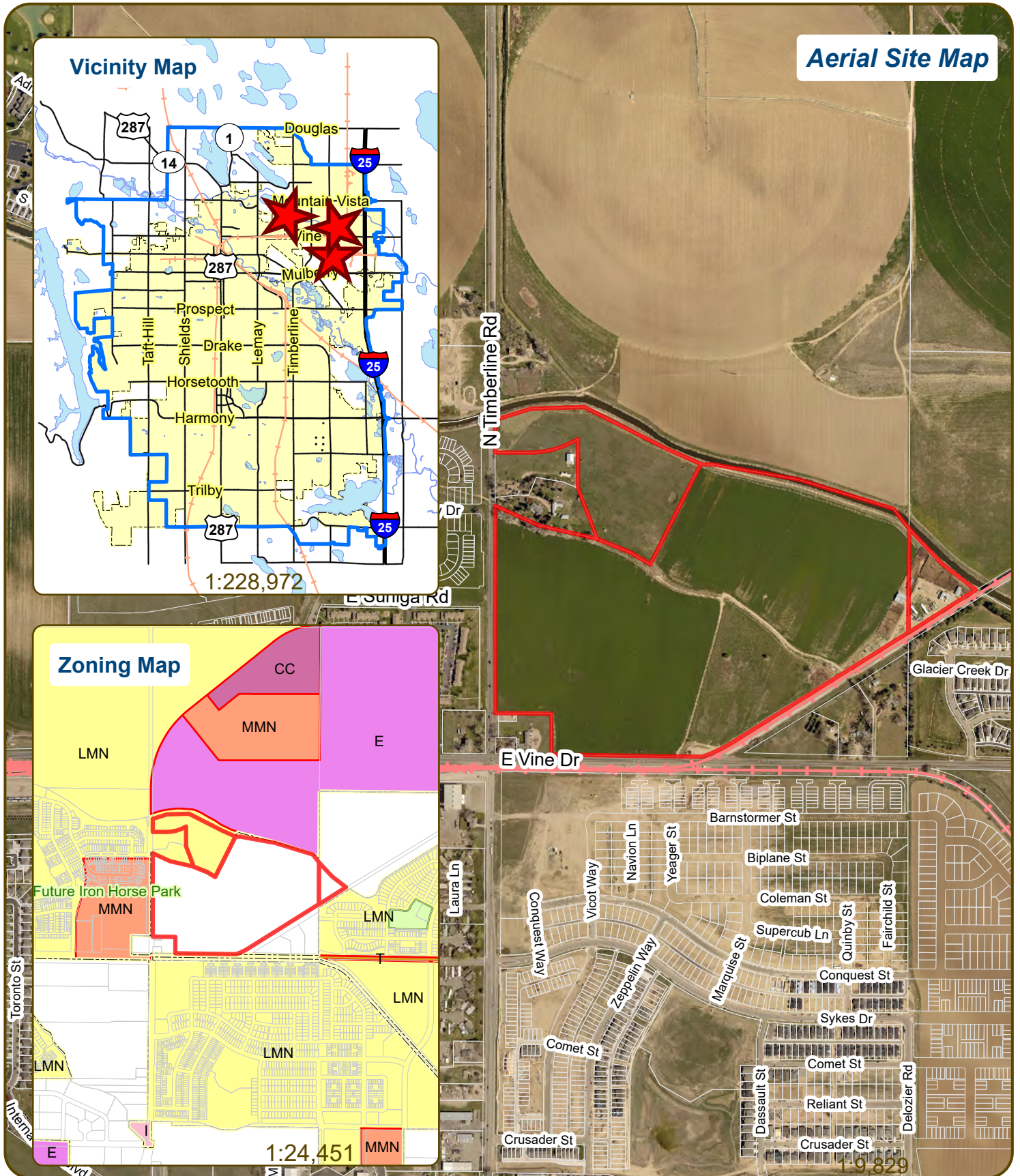
Engineer:

DRC: Todd Sullivan

Description

This is a request to develop the East Vine Mixed-Use development (parcels # 8705000011, 8704000006, 8705408001). The applicant is proposing a variety of single-family, multi-family residential along with a memory care facility. Access to the site is from E Vine Dr and N Timberline Rd. The site is directly east of N Timberline Rd, and directly north of E Vine Dr. The property is outside of city limits and subject to annexation upon development and is subject to Planning and Zoning Board (Type 2) Review.

East Vine Mixed-Use Mixed Residential Development



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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

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

East Vine Mixed-Use – Preliminary Design Review Submittal

To Whom It May Concern:

We are pleased to submit the enclosed Preliminary Design Review Meeting information for the East Vine Mixed-Use Development located northeast of the Timberline and Vine intersection. This letter reviews the project site location; existing conditions; proposed uses; building and parking; design intent; and proposed access, utilities, and drainage.

Project Data

Location:	NEC Timberline and Vine
Existing Land area:	+/- 97 acres
Existing/Proposed Zoning:	Currently unincorporated/Proposed LMN & MMN
Current use:	Vacant/Agricultural
Proposed Use:	Residential (multi-family, single-family attached, two-family, and single-family detached) & Memory Care Facility
Building Heights:	Memory Care Building: 3-stories Multifamily Buildings: 3-stories Single-Family Attached, Two Family, & Single Family Detached: 2-stories

Existing Conditions

The 97-acre property is mostly undeveloped, utilized for agricultural purposes. At the easternmost end of the property are several agricultural outbuildings and a couple mobile homes. The property is accessed from either Timberline to the west or Vine to the south. The railroad tracks bound the property to the southeast and to the north lies the Larimer and Weld Canal.

Proposed Project & Uses

The project will consist of multiple residential uses with varying densities. The highest density use consists of multifamily apartment buildings directly adjacent to the



Timberline and Vine intersection. There will also be a Memory Care facility along Vine Drive. These two uses are anticipated to be zoned MMN. The remainder of the site will be zoned LMN

and will consist of single family attached, two-family (both front and alley loaded), and single-family detached units.

Site Access, Circulation, and Parking

The development will be accessed from Suniga Road, which is planned to be extended east through the project. Secondary access will be provided off Vine Drive. While not reflected on the Master Street Plan, the City has preliminary plans to redirect Timberline east in order to build an overpass over Vine Drive and the railway. This future alignment is shown on the Concept Plan. Within the development, local residential street sections are proposed for a majority of the access; the multi-family buildings will be accessed from private drives and some two-family units accessed from private alleys. Pedestrian circulation will be prioritized throughout the project, including along the 50' gas easement that runs east to west through the property. The City's Paved Recreational Trail Master Plan shows a proposed trail through this property; however, the exact location is unclear.

Site Design and Architecture

The property faces several challenges for development including the BNSF railroad to the south and the canal to the north; the 50' gas line easement, the proposed alignment of Suniga, an arterial ROW, through the property; and the re-alignment of Timberline at the southwest corner of the property. The proposed Concept Plan intends to balance these constraints with a design that is viable for construction while creating a dynamic community which supports the principles of the Land Use Code.

Compatibility with the Surrounding Area

The Structure Plan classifies the subject property as "Mixed Neighborhood", which is consistent with LMN and MMN zone districts. This is also compatible with the current zoning of adjacent properties, which includes LMN to the northwest (including a portion of this property), Employment District to the north, MMN to the west (Bull Run Townhomes and Waterfield), and LMN to the east and south.

Impact On Natural Features

An Ecological Characterization Study (ECS) will be provided with the future PDP to determine what, if any, significant environmental features exist on the property.

Unusual Factors Restricting or Affecting Proposal

There are no unusual factors restricting or affecting the property. Specific topics we would like to discuss that may impact our proposed development are listed in the discussion section below.

Detention & Water Quality

Onsite detention and water quality will be provided as required by city guidelines. The property currently appears to drain to the South, this is not anticipated to change.

Floodplain

No floodplains appear to be present on the property.

Discussion Topics & Questions

We wish to discuss or obtain answers to the following entitlement topics:

1. Annexation & Entitlements

- i. Please confirm the proposed zoning as shown on the Concept Plan. ii. Please comment on the need for an ODP. The project could be developed in 2-3 phases and a subdivision plat will create individual lots. Lots may include one or multiple buildings per lot. We would like to pursue the PDP/FDP process with a subdivision plat to create the individual parcels. Is there a requirement to pursue the ODP process or is this optional? Please provide more detail about this process and why it would be needed. iii. Please provide a detailed outline of the required entitlement processes and their typical duration to complete.
- iv. How should density be calculated for the MMN zone which includes both residential units and a memory care facility (i.e. should the parcel containing the memory care facility be excluded from density calculations)?

2. Access & Street Improvements

- i. Please elaborate on the timing and construction responsibility of the Timberline overpass. Will interim improvements be required to Timberline as constructed by Waterfield in anticipation of the future overpass? ii. It appears that ROW was dedicated by the Mosaic Development to the South for the overpass. Was there a cash purchase of this property?
- iii. What are the extents of the future Timberline ROW? iv. Will the design for the bridge where Suniga crosses the Larimer and Weld canal be provided by the City or can this be deferred until the future extension of Suniga beyond this development?
- v. Please comment on the location for any anticipated trail easements through this project.
- vi. Please provide confirmation of the proposed ROW widths shown on the Concept Plan and whether any additional ROW dedication along Timberline or Vine is required. vii. Are the access points shown on the Concept Plan acceptable both in number and location? viii. Please comment on any access requirements that this application does not consider.

3. Drainage & Detention

- i. Is staff aware of any special drainage issues/problems for future requirements for the area?

4. Utilities

- i. What are the current conditions for water and sewer? What improvements are needed to serve the property?
- ii. Are there any water and sewer capacity limitations? iii. Are there any repayment agreements on file with the City?

SITE DATA

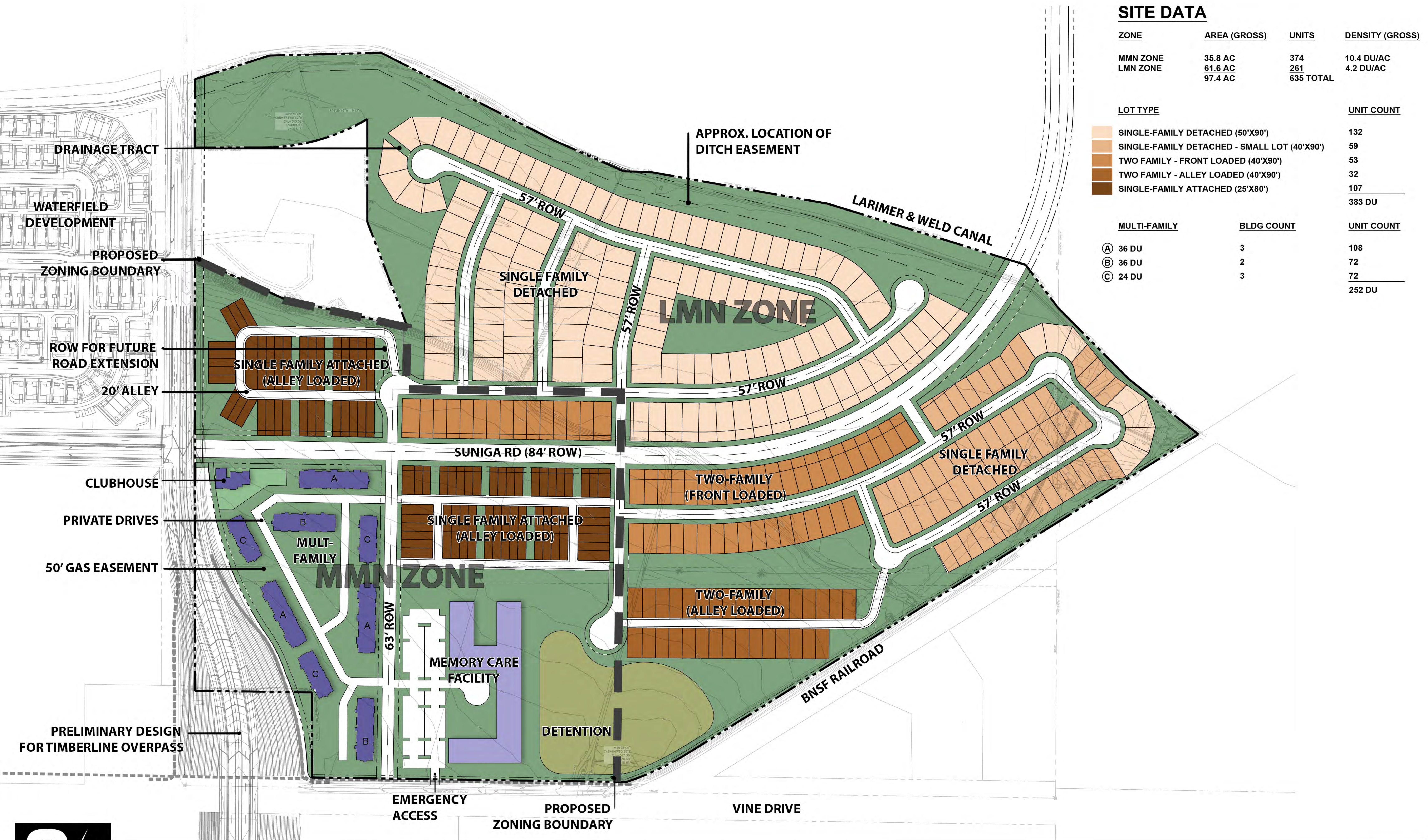
ZONE	AREA (GROSS)	UNITS	DENSITY (GROSS)
MMN ZONE	35.8 AC	374	10.4 DU/AC
LMN ZONE	61.6 AC	261	4.2 DU/AC
	97.4 AC	635 TOTAL	

LOT TYPE

LOT TYPE	UNIT COUNT
SINGLE-FAMILY DETACHED (50'X90')	132
SINGLE-FAMILY DETACHED - SMALL LOT (40'X90')	59
TWO FAMILY - FRONT LOADED (40'X90')	53
TWO FAMILY - ALLEY LOADED (40'X90')	32
SINGLE-FAMILY ATTACHED (25'X80')	107
	383 DU

MULTI-FAMILY

MULTI-FAMILY	BLDG COUNT	UNIT COUNT
(A) 36 DU	3	108
(B) 36 DU	2	72
(C) 24 DU	3	72
		252 DU



EAST VINE MIXED-USE CONCEPT PLAN

DATE: 7/5/2023 | SCALE: 1" = 120'

