

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

8/9/2023 8:30 AM

## Project Name

Multi-family and Commercial at 2601 S College  
PDR230009

## Applicant

Carlton Henry  
970-409-3414  
chenry@norris-design.com

## Description

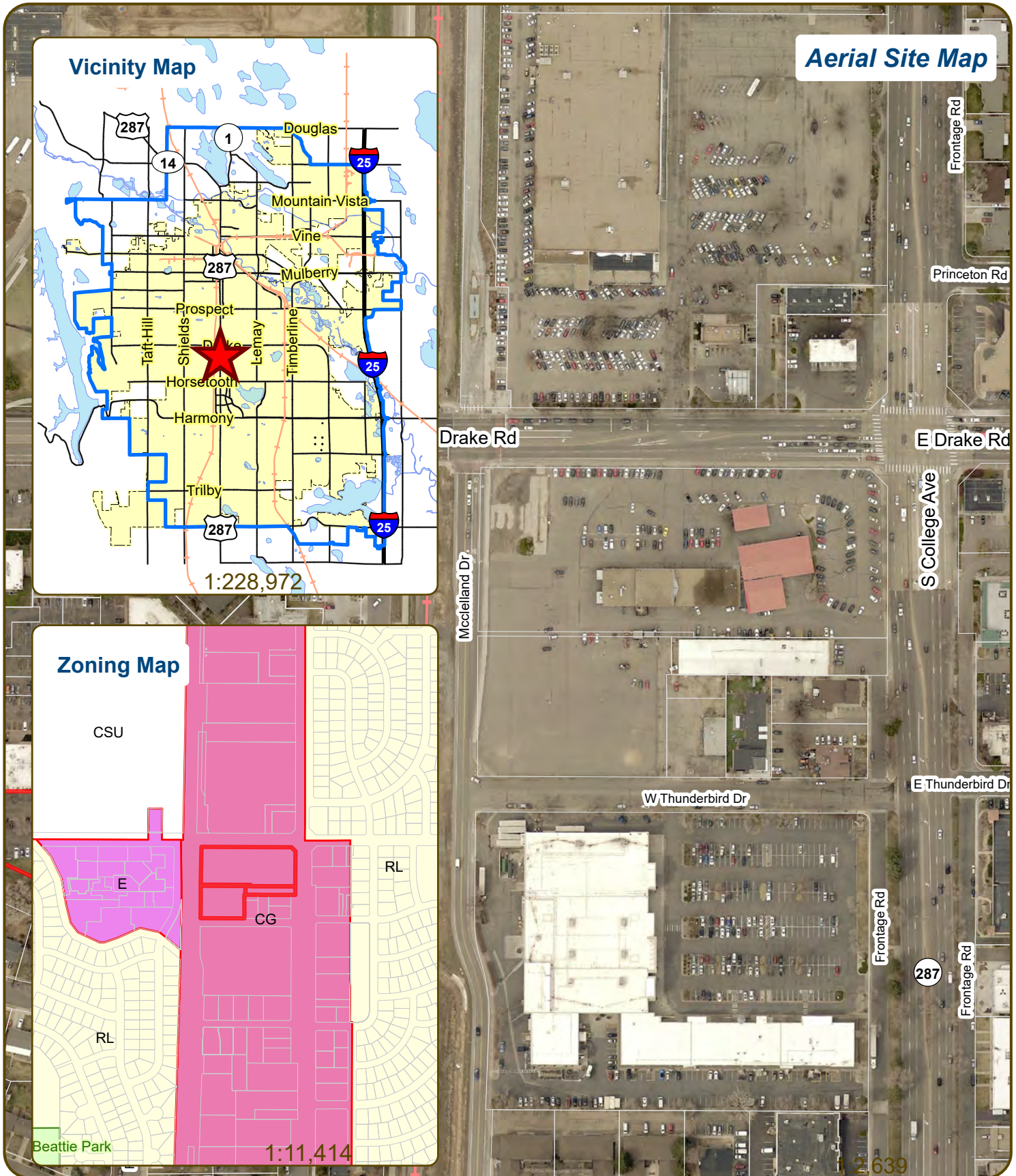
This is a request to develop a residential and commercial project at 2601 S College Ave. (parcels # 9726114001, 9726100023). The applicant proposes to develop approximately 7 acres for both multi-family residential use as well as commercial use. Access is taken from W Drake Rd to the north, S College Ave to the east, W Thunderbird Dr to the south, and McClelland Dr to the west. The site is directly south of W Drake Rd and directly west of S College Ave. The property is within the General Commercial District (C-G) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.

**Planner:** Kai Kleer

**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

# Multi-family and Commercial at 2601 S College Residential and Commercial 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 preappmeeting@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)*

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- 1) Preliminary Design Review Application form and filing fee (\$1000).
- 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



## MEMORANDUM

Date: July 12, 2023

Re: 2601 South College, Project Narrative, Preliminary Development Review

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

Proposed on the site is a horizontal mixed-use development. On the western portion of the site, up to a six-floor multi-family housing development is proposed with structured parking. On the eastern portion of the site two commercial pads are planned and proposed to include bank and fuel service station, though end users could ultimately change.

- Proposed Use: MF Residential
  - Use permitted by right
  - 4.6 acres
  - 400-500 units
  - 6 stories
  - Parking provided at City standards
- Proposed Use: Commercial, Banking/Financial Services
  - Use permitted by right
  - 1.2 acres
  - Approximately 3500 sf footprint
  - Drive Thru
- Proposed Use: Commercial, Fuel Service
  - Use permitted by right
  - 1.2 acres
  - Approximately 5000 sf footprint

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

Currently, an automotive dealership exists on the site. The two parcels included in this proposal are used for auto sales and parking related to the sale/lease of automobiles. The primary parcel includes an automotive center dating to the 1960-70's and pavement used for parking, while the secondary parcel is solely used for parking. The site is almost entirely paved and impervious. It is anticipated that all existing structures/improvements will be demolished.

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

Proposed auto access for the commercial uses will be sought off of Drake and College, respectively, in the form of a right-in/right-out in both cases. Proposed auto access for the multi-family development will be sought off of McClelland and/or West Thunderbird. Parking for the multi-family development will be structured and visually shielded from the streetscape. Parking and circulation for the proposed commercial uses will be surface level and visually shielded for pedestrian and automobile users along College Avenue. Proposed parking and circulation on site will improve upon built condition on the site currently, which primarily consists of surface parking and circulation. Pedestrian connectivity currently on site consists of a single set of stairs and some concrete pavers in front of the existing buildings. Proposed improvements to the site will include a holistic landscape architecture package including pedestrian connectivity throughout the site, along the right-of-way, and in front of the buildings.

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

The proposed site design aims to create a horizontal mixed-use development which maximizes the site. The multi-family will provide dense housing in close proximity to the Maxline and attempt to utilize mixed use and structured parking incentives available in the Transit Oriented Development Overlay



Code. Providing up to six-story building along Drake, an arterial, will help the site more appropriately fit the Urban Mixed Use built form in the City Plan. The proposed commercial buildings along College Avenue will prioritize the human scale on this site and bring the built conditions closer to the right-of-way, which will again bring the site into closer conformance with the City Plan. The architecture on the site will meet all material, color, and articulation standards per the Development Code.

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

Our proposal provides a mixed-use character across the site. The commercial uses along College Avenue match the primarily commercial character of the South College corridor, while the multi-family housing portion of the site matches the primarily residential character of the surrounding area, including the neighborhoods to the east of College and to the west of the Maxline.

**(f) Is water detention provided? If so, where?**

Water detention is not currently provided on-site, water detention and on-site stormwater management will be analyzed and designed by civil at the time of site plan analysis and submittal.

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

Stormwater analysis has not been undertaken at this time.

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

On-site LID will be designed by the civil team pursuant to Code and best practices in drainage and stormwater management.

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

The existing site contains two trees that would likely be removed in the demolition and regrading of the property. The proposed site plan will provide a robust landscape and revegetation program that will be a drastic improvement from the current conditions on site.

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

It is anticipated all existing structures will be demolished as part of this development. The proposed structures would be equipped with fire sprinkler systems.

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

The Applicant is not aware of any unusual development restrictions presented by this property.

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

Although conceptual plans have been submitted on this site, this team has not submitted a proposal for this site.

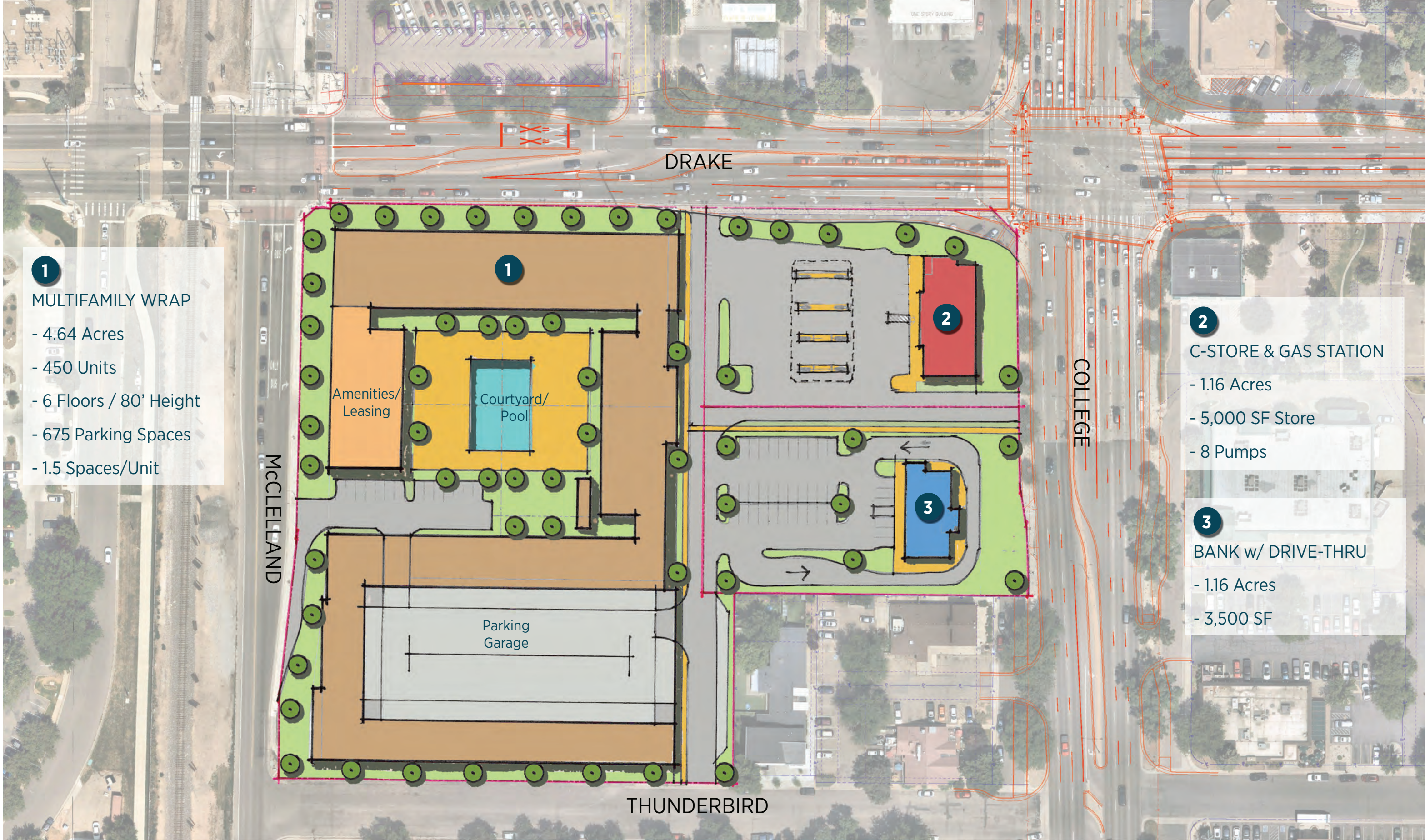
**(m) What specific questions, if any, do you want addressed?**

- Will right-in/right-out access be allowed between McClelland and College?
- Will right-in/right-out access be allowed between Drake and Thunderbird?
- Confirmation of inclusion in TOD Overlay Zone
- Discuss. Building Height – Maximum permitted by underlying zoning is 4-stories. Ability to increase height within TOD standards.



Images of existing structures.





1

MULTIFAMILY WRAP

- 4.64 Acres
- 450 Units
- 6 Floors / 80' Height
- 675 Parking Spaces
- 1.5 Spaces/Unit

1

Amenities/  
Leasing

Courtyard/  
Pool

Parking  
Garage

2

C-STORE & GAS STATION

- 1.16 Acres
- 5,000 SF Store
- 8 Pumps

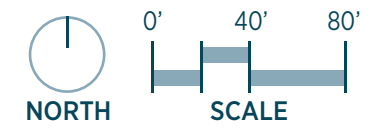
3

BANK w/ DRIVE-THRU

- 1.16 Acres
- 3,500 SF

SWC COLLEGE & DRAKE | MIXED-USE CONCEPT

07/05/2023



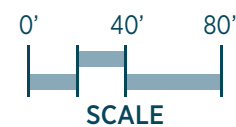
**NORRIS  
DESIGN**  
PEOPLE + PLACEMAKING





**SWC COLLEGE & DRAKE | SITE AERIAL (w/ proposed improvements)**

07/05/2023



**NORRIS  
DESIGN**  
PEOPLE + PLACEMAKING