

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

---

## Review Date

8/17/2023 10:15 AM

## Project Name

Revive Cottages

CDR230063

## Applicant

Shelley Lamastra

970-484-8855

slamastra@russellmillsstudios.com

**Planner:** Katelyn Puga

**Engineer:** Sophie Buckingham

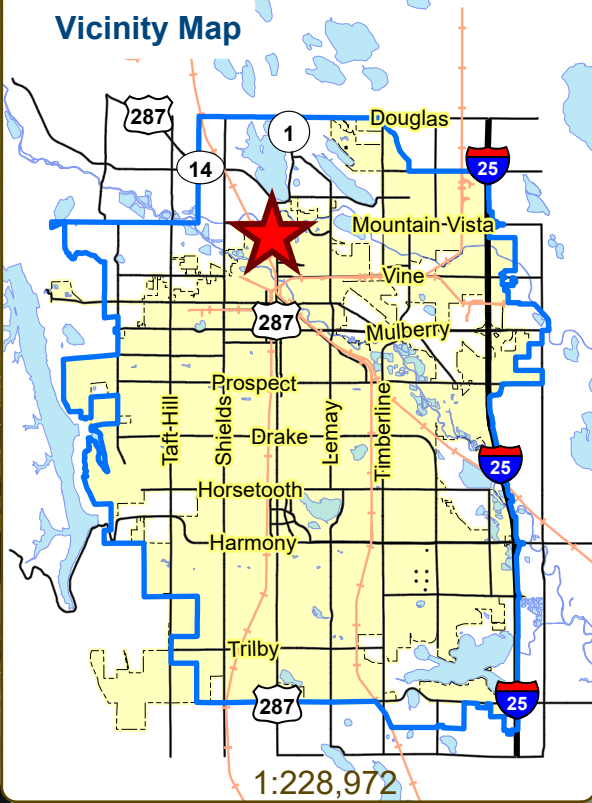
**DRC:** Tenae Beane

## Description

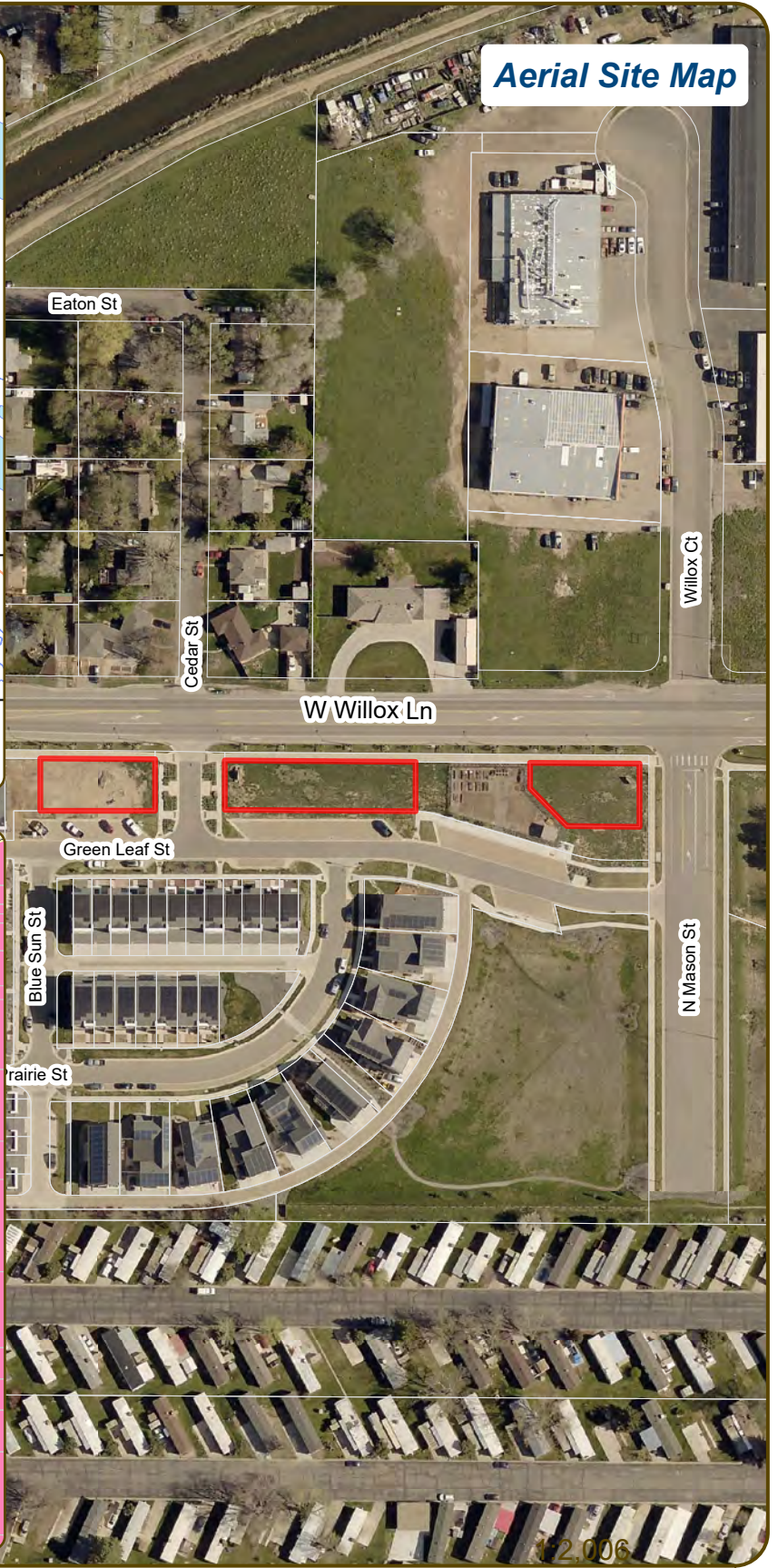
This is a request to construct 14 single family detached units at 220 Greenleaf St, 208 Greenleaf St, and 232 Greenleaf St (parcels # 9702121003, 9702121004, 9702121002). The applicant proposes to build Two-story, Detached Townhome Cottages that are built on individual lots. Applicant is seeking variance on utilities requirements (refer to narrative) in order to utilize existing infrastructure and provide housing for missing middle. Access is taken from Green Leaf St to the south and W Willox Ln to the north. The site is approximately 0.14 miles west of N College Ave and directly south of W Willox Ln. The property is within the Service Commercial District (C-S) zone district and the project would be subject to Major Amendment, Administrative (Type 1) Review.

# Revive Cottages Single Family Detached

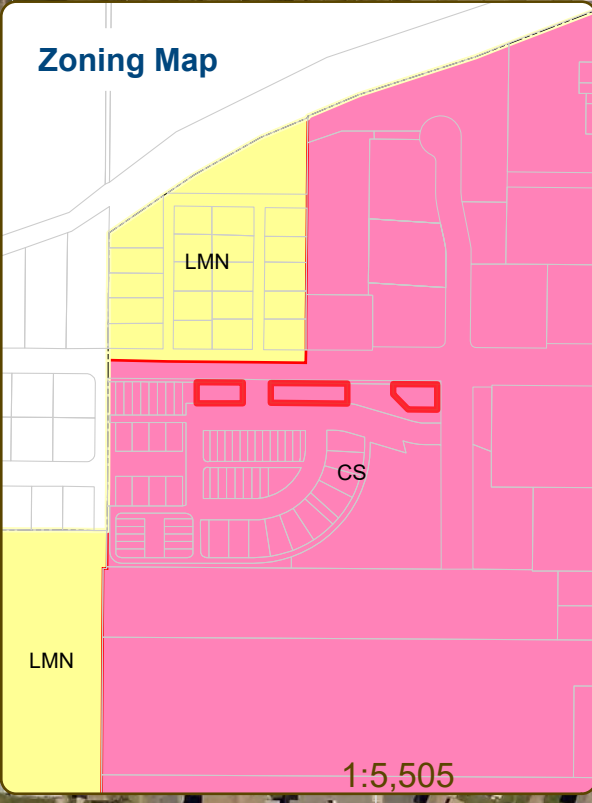
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 preappmeeting@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?



Site Location



## SITE PLAN

### Proposed Use

The Revive Cottages are proposed to be located along the Willox Lane street frontage at the SW corner of Willox Lane and Mason Street. The three (3) existing lots are proposed to be replatted into fourteen (14) lots that are 26'-0" wide minimum and 47'-0" deep minimum. Each lot shall have a small single-family cottage home. Refer to cottage photos on attached.

### Overall Design Intent

The overall design intent is to bring Below Market Rate residential homes to the community. These homes are intended as attainable workforce housing, offering a single-family home priced well below the median home price in Fort Collins that currently not available anywhere else. This can only be accomplished by using existing infrastructure of utilities and parking and being granted variances for the utility routing/easement approach that is more similar to single-family attached product type.

### Current Use

Currently the Revive site is developed with existing single-family detached and attached single-family units. There is an existing community garden as well as existing detention and trails. The proposed development area is currently vacant.

### Access & Circulation

Revive Cottages are accessed off of Willox Lane on the north or from Mason Street on the east and Green Leaf Street. Pedestrians will be able to utilize the sidewalks along Willow and Mason as well as be able to connect onto the trail system to the south in the detention. Each front and back porch are proposed to have a walk connecting to the adjacent sidewalks.

### **Compatibility with Surrounding Area**

Architecture is compatible with the existing single-family homes in the Revive development along urban Prairie Street. Currently there are established neighborhoods and commercial surrounding the proposed Revive site.

### **Natural Features**

No natural features are part of this site. There are community gardens along Willox Lane that will be protected and maintained for the community.

### **Lighting**

All lighting within the residential area will meet City of Fort Collins requirements.

### **Planting, Lawn, and Street Trees**

Streets within Revive are established with tree lawns with groupings of ornamental grasses and detached sidewalks. Proposed planting around the new buildings will continue with the established geometric character of the planting layouts. All plants will be low water use or native to the maximum extent possible.

## **ENGINEERING**

### **Stormwater Detention**

All stormwater detention will be handled in the regional detention pond that was previously planned for this site. The proposed imperviousness (roof area) for these three areas will be reduced from approximately 18,200 sf to 8,200 sf, a 10,000 sf reduction from what was originally planned. Based on this, the existing stormwater detention system will be adequate. Stormwater quality will be partially handled in the regional detention pond and there is adequate volume in the pond to handle all of the water quality needs for the site. It is our understanding that based on new requirements, at least 50% of the new improvements must be treated with LID stormwater quality measures. There are some existing pavers to the south of the site that were installed prior to City of Fort Collins LID standards that we may be able to get some portion of the site to drain to, but it's unclear whether we could get 50% of the proposed site to drain that direction, because the side lot lines naturally want to drain to the north at a 2% to 3% slope. A few questions associated with this:

1. We believe that it may be justifiable to waive LID treatment requirements considering that we are proposing less than 50% of the impervious area that was originally planned for these sites. Effectively, we are providing LID water quality treatment for 10,000 sf of impervious area (55% of the 18,200 sf originally planned) by making that area pervious instead of impervious. Would the City support this? Would a variance be required for this?
2. If the answer to #1 is no, would the City be willing to except the existing pervious pavers as LID Treatment for the 11 westernmost units? They were constructed similar to current requirements, but do not have an underdrain.
3. If the answer to #1 is no, it appears that a small bioretention area could be installed south of the 3 easternmost units to provide some LID water quality. Again, the property lines naturally want to drain south to north so it may be difficult to get 50% of the impervious area to drain south. Would the City consider a reduced treatment area less than 50% given some of the other improvements planned throughout the site?

### **Site Drainage**

It was originally anticipated with the original drainage report that the roofs on these building would be split 50/50 and drain towards the north and south. It is anticipated that the split could deliver more area to the north, but with the reduced imperviousness it doesn't appear that the difference will have a negative impact on the stormwater infrastructure planned for the site.

### **Utilities**

Please see Preliminary Utility Layout Exhibit dated 7/31/2023. The goal would be to use all existing water & sewer services that were originally stubbed into the lot. There are some water & sewer services that are shown as combination services similar to what was done for the attached townhome units to the west and south. We understand that code allows this for attached units, but not currently for detached units. We would like to request a variance for this. Please note that there is a sanitary sewer main to the south of the units. The 11 westernmost units are not shown connecting into this main so as not to disturb the existing pervious paver parking in this area.

## ARCHITECTURE

### Design

The architecture will be in character with the existing single-family homes along Urban Prairie Street with a similar material pallet, forms and colors. Cottages are two-story and range in size from 928-1,184 SF with two bedrooms.

### PREVIOUS APPLICATIONS

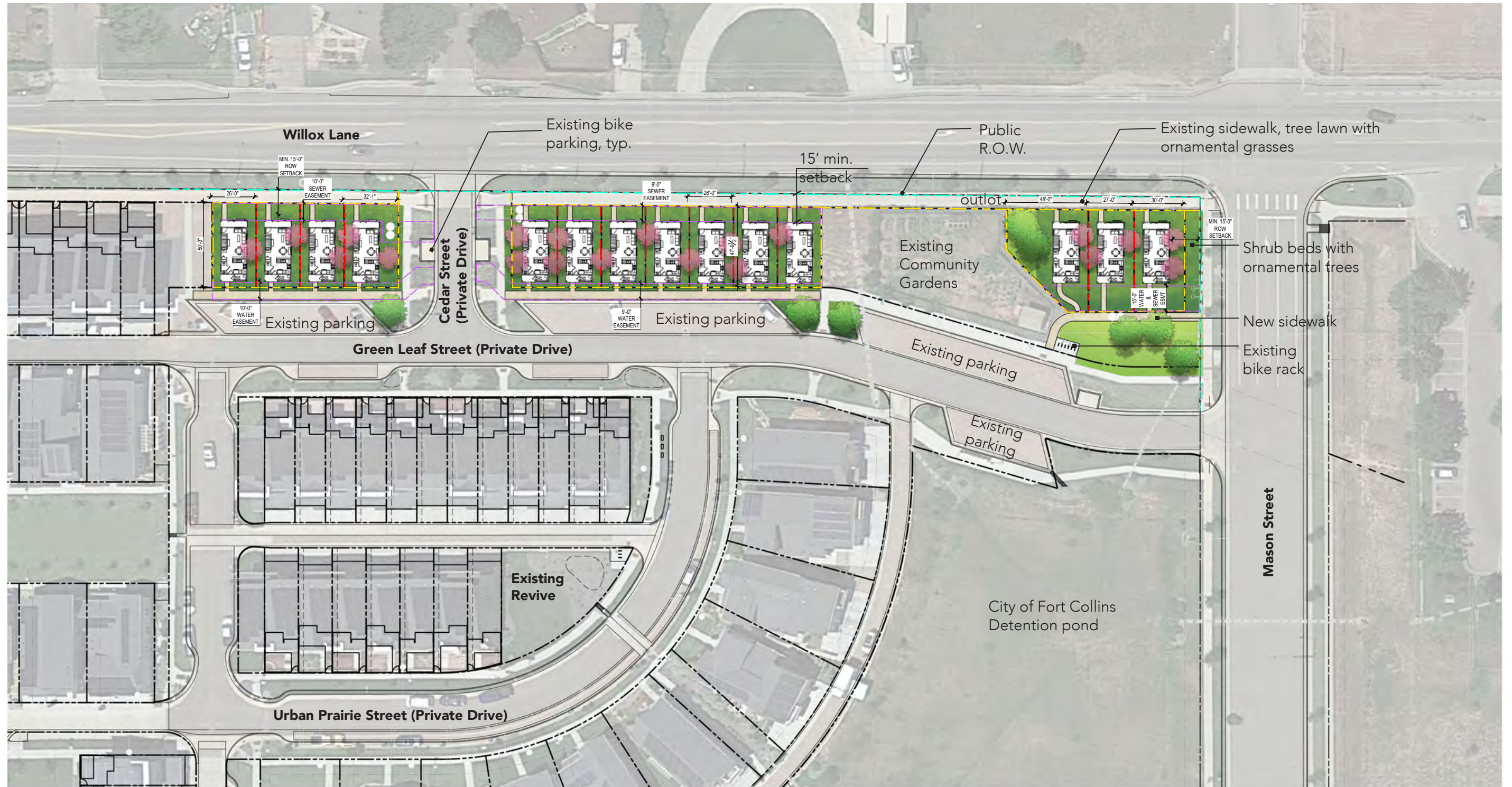
This is the second Conceptual Review application submitted for these lots. The first CR was submitted by a different developer and had a different product type proposed. (August 13, 2021)

### SPECIFIC QUESTIONS APPLICANT WOULD LIKE CLARIFICATION ON

What would review process be moving forward? As mentioned the plan must utilize existing infrastructure in order to deliver the below market rate price on these homes. A Major Amendment would trigger LID requirements. Would staff be open to forebay improvement in lieu of other requirements for the site if a Major Amendment was required?

Would staff support fronting the units to Green Leaf Street instead of Willox Lane in order to better serve the residents with parking in front of their units. The townhomes to the west of these units have garages fronting Green Leaf so they are able to park and still maintain Willox Lane fronting. The Revive Cottages would have a smaller porch on the rear of the unit that would give the look and feel of a front door on Willox Lane. A small 3.5' fence would also add a residential feel to the Willox street frontage.

# Concept Plan

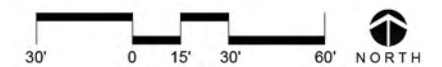


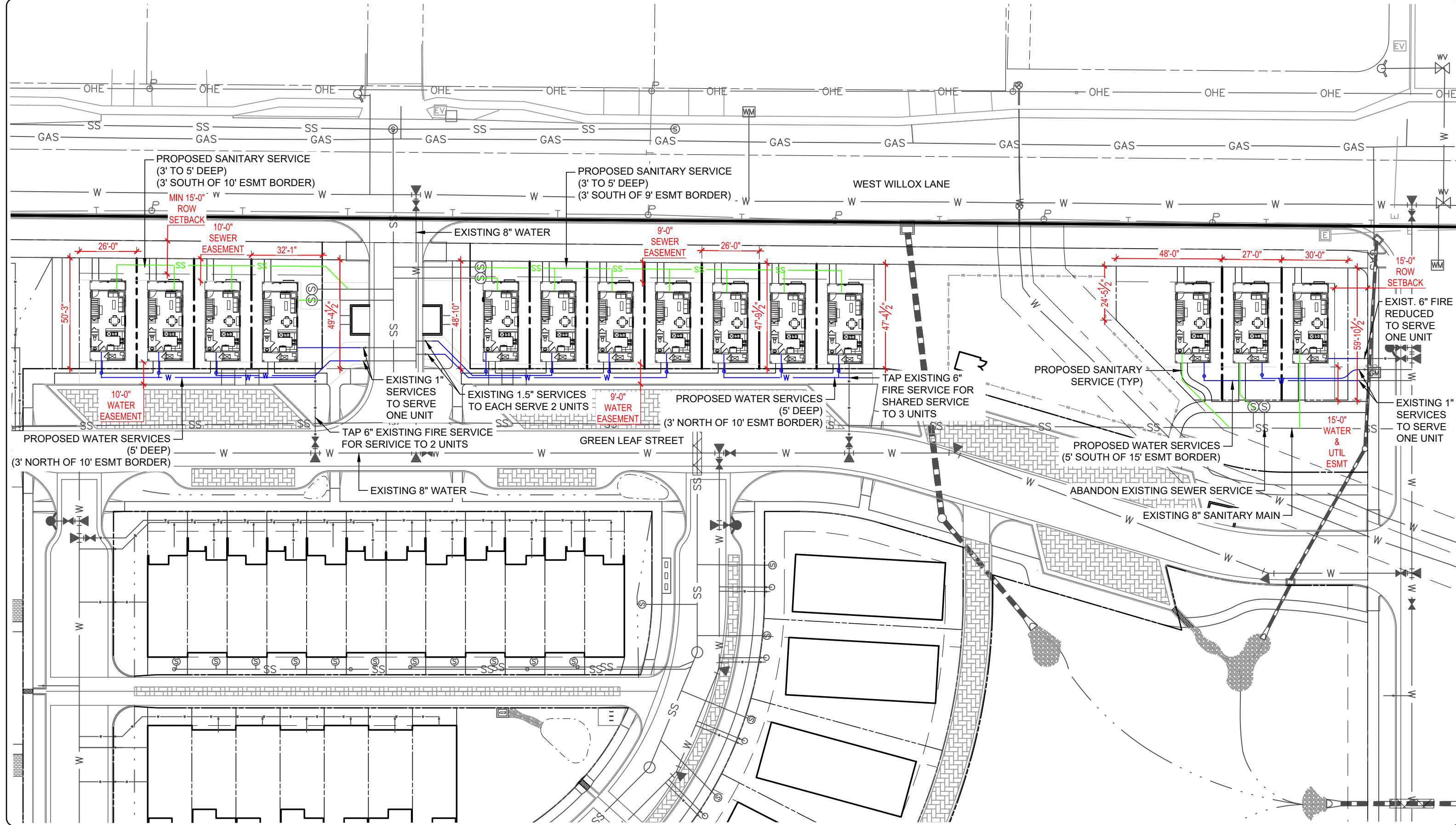
## LEGEND

- Existing right-of-way
- Existing lot line
- Proposed lot line
- Proposed utility easement

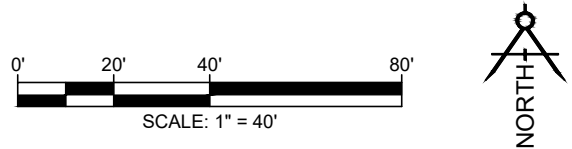
## INFORMATION

Existing Zone District: Service Commercial District (C-S)  
 Administrative Review: Single-family detached dwellings located on lots containing less than six thousand (6,000) square feet





**REVIVE COTTAGES**  
PRELIMINARY UTILITY LAYOUT EXHIBIT





Cottage Homes

